

Chalgrove

NEIGHBOURHOOD DEVELOPMENT PLAN

Sustainability Appraisal

Environmental Report

Draft 21 April 2017

Status: Pre-submission  
Date 21st April 2017

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# 1 Non-technical summary

## 1.1 The Neighbourhood Plan process

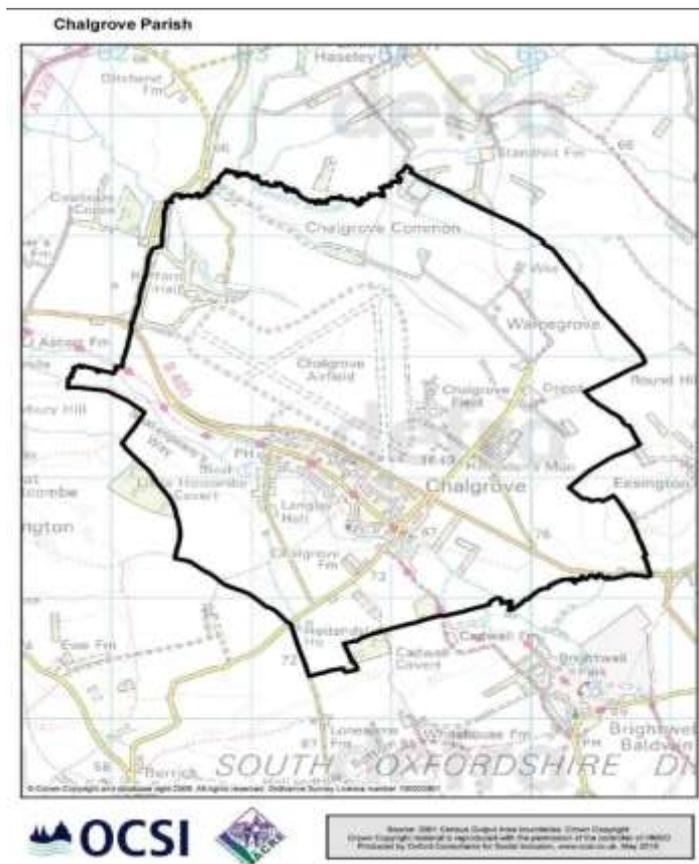
The purpose of this Environmental Report is to document how the principles of sustainable development have been considered throughout the plan-making process.

The CNDP process was initiated by Chalgrove Parish Council (CPC) in 2012, with the Chalgrove Neighbourhood Plan Area designated by South Oxfordshire District Council in 21 December 2012 (see map 1 below).

Four members of the CPC were nominated to form a steering group of councillors: Ann Pritchard, David Tuner, Andrew Maton and Jacky Nabb. In February 2014, the Steering Group met with 23 volunteers from within the community who had expressed an interest in assisting in the production of the CNDP.

Following that meeting a wider steering group was formed comprising of the nominated Parish Councillors and 6 other residents. This Steering Group was supported by South Oxfordshire District Council and Community First Oxfordshire (formerly Oxfordshire Rural Community Council). The Steering Group plus 10 additional interested residents formed four working parties to look at different aspects of the plan: Sites, Housing, Infrastructure and Living

Map 1 Chalgrove Neighbourhood Plan Area



The steering group reviewed the policy context, local evidence and sustainability issues in preparing the Plan. Based on this review, the steering group defined a sustainability appraisal framework that went to local people and statutory consultees for comments in August 2015. 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, as documented in the Consultation Statement. Community involvement throughout the process included consultation meetings, drop in events, a dedicated website with have your say page, updates by e mail and in the parish magazine, a community questionnaire which assessed housing need and other key issues for the village and an on line survey to give residents the opportunity to comment on the preferred development sites.

The pre-submission draft of the Plan will be submitted to the District Council together with this draft 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. The Plan will be amended to incorporate any changes required by the examiner. If the examiner allows, the Plan will proceed to a local referendum in which 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 2032.

## 1.2 The content of the Plan

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

**To preserve and enhance the look and feel of a village, our community spirit and our countryside whilst accommodating our identified housing and community needs.**

Our objectives for the Neighbourhood Plan and the policies in the Plan that will achieve these objectives are set out in Section 2 of this report, Table 2.1.

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<sup>1</sup>These objectives were presented and endorsed at a village event held on 27 February 2016

### 1.3 Policy context

We have taken advice from SODC to ensure consistency with the SODC Core Strategy and the emerging local plan. South Oxfordshire District Council (SODC) is preparing a new Local Plan 2017-2032, 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 (2012) and the saved policies of the Local Plan (2011).

We have taken advice from SODC to ensure that all relevant legislation and policies identified as relevant and necessary by SODC have been incorporated in the NDP process. 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. The review of the policy context is documented in the Sustainability Appraisal Scoping Report which is available on the parish council's website <http://www.chalgrove-parish.org.uk/>

### 1.4 Environmental baseline

The steering group prepared a Sustainability Appraisal Scoping Report (see website <http://www.chalgrove-parish.org.uk/> ) 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<sup>2</sup>: 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.

A South Oxfordshire District Council (SODC) draft screening opinion published 4 November 2014 concluded that a Strategic Environmental Assessment (SEA) was required on the Chalgrove Neighbourhood Development Plan (CNDP).

Local information showed evidence of environmental issues that have been incorporated into the sustainability objectives for the Plan (see Table 3.2).

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<sup>2</sup>The full Scoping Report that was submitted for consultation in July 2015 is available on <http://www.chalgrove-parish.org.uk/>. Section 5 of this Environmental Report contains the evidence from this scoping report with amendments and additional information that was compiled in response to the comments received.

## 1.5 Assessing, predicting and mitigating effects

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

This process is summarised in Section 5 of this report. In brief, the sub-group carried out an initial assessment of sites to check their feasibility. The sub-group then used the Sustainability Appraisal framework to test the sustainability effects of all reasonable alternatives including sites and the draft policies.

A sub-group tested the suitability, availability and achievability of all available sites, assessed the Plan objectives against sustainability objectives, assessed all reasonable alternatives (including site options) against the framework of sustainability objectives and assessed the draft Plan policies using the same framework.

Following each assessment, refinements were made to the Plan. Whenever significant changes were made, for example a change to flood map and changes to the draft Plan policies, the sub-group re-tested these against the sustainability framework.

From the assessment of alternatives, the steering group selected a preferred site as documented in Section 6.

As the sub group assessed the alternatives, they discussed the likely effects and potential mitigation for each and used this assessment as the basis for selecting preferred alternatives including a site. The main mitigation measures identified were:

- Integration and interaction with the village
- Access
- Flood implications
- Character

This assessment process informed the selection of preferred alternatives and draft policies.

## 1.6 Monitoring effects

The steering group developed monitoring indicators for our sustainability objectives which are set out in table 7.1. The Neighbourhood Plan also sets out the parish council's timeframe for reviewing the Plan over the period.

## 2 Introduction

### 2.1 Report purpose

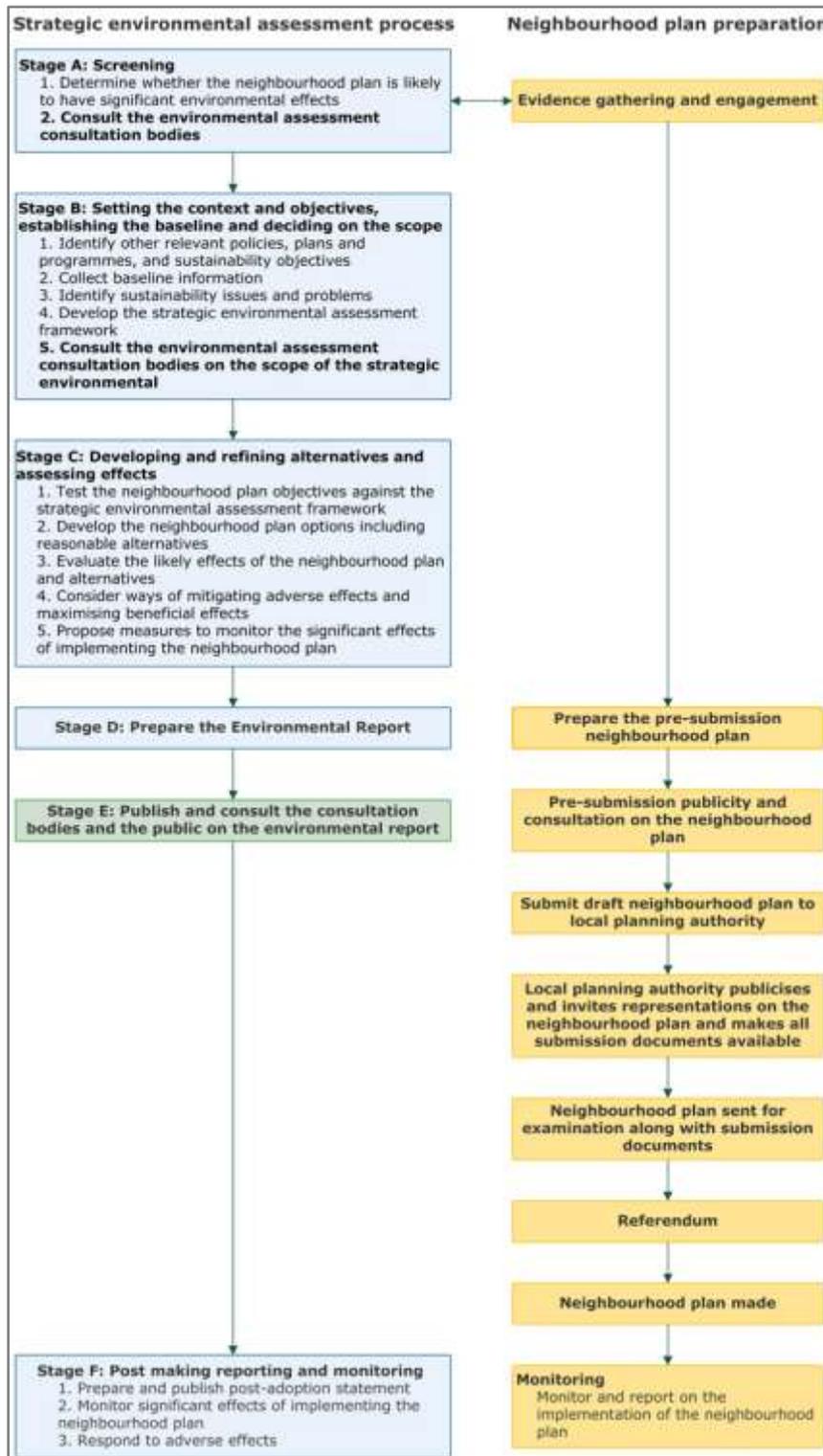
This document is the Environmental Report for the Chalgrove Neighbourhood Development Plan. The Neighbourhood Plan will be a development plan document once it has been 'made' (i.e. adopted) by South Oxfordshire District Council (SODC).

The purpose of the Environmental Report is to document 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 Section 3.

Figure 2.1 Five stages of Strategic Environmental Appraisal



## 2.2 Chalgrove NDP

On the 7th June 2012 Chalgrove Parish Council initiated the Neighbourhood Plan - minute reference 78. A steering group was established with terms of reference agreed on the 11th March 2014. The parish council submitted an application to designate Chalgrove parish boundary as a Neighbourhood Development Plan Area on the 18th July 2012, minuted on the 1st September 2012 ref 182 (see map 1 page 4)

South Oxfordshire District Council (SODC) publicised the Neighbourhood Plan application and advertised a 6-week consultation period beginning on 13th August 2012 and ending on the 1st October 2012. There were no comments in response to the consultation.

The Head of Planning at South Oxfordshire District Council designated the Chalgrove parish boundary as a Neighbourhood Area in December 2012, minuted 3rd January 2013 ref 401 (see Basic Conditions Statement).

Four members of the CPC were nominated to form a steering group of councillors: Ann Pritchard, David Tuner, Andrew Maton and Jacky Nabb. Volunteers were requested at a public meeting in September 2013 to support the plan in a number of areas, including joining a working group to research a section of the plan.

In February 2014, the Steering Group met with 23 volunteers from within the community who had expressed an interest in assisting in the production of the CNDP. From this meeting four working parties 'Focus Groups' were formed, to look at different aspects of the plan: Sites, Housing, Infrastructure and Living in Chalgrove.

Following that meeting a wider steering group was formed comprising of the nominated Parish Councillors and 6 other residents. This Steering Group was supported by South Oxfordshire District Council and Community First Oxfordshire (formerly Oxfordshire Rural Community Council). The Steering Group plus 10 additional interested residents formed the four working parties or 'Focus Groups'

A grant from Locality enabled the Steering Group to engage support from Community First Oxfordshire as advisors to the NDP.

A key objective of the CNDP is to comply with the SODC Core Strategy requirement for provision of new homes, whilst meeting the needs of the local residents and businesses with regard to other factors, economic, social and environmental which will affect the sustainability of the community, including health, education and recreation

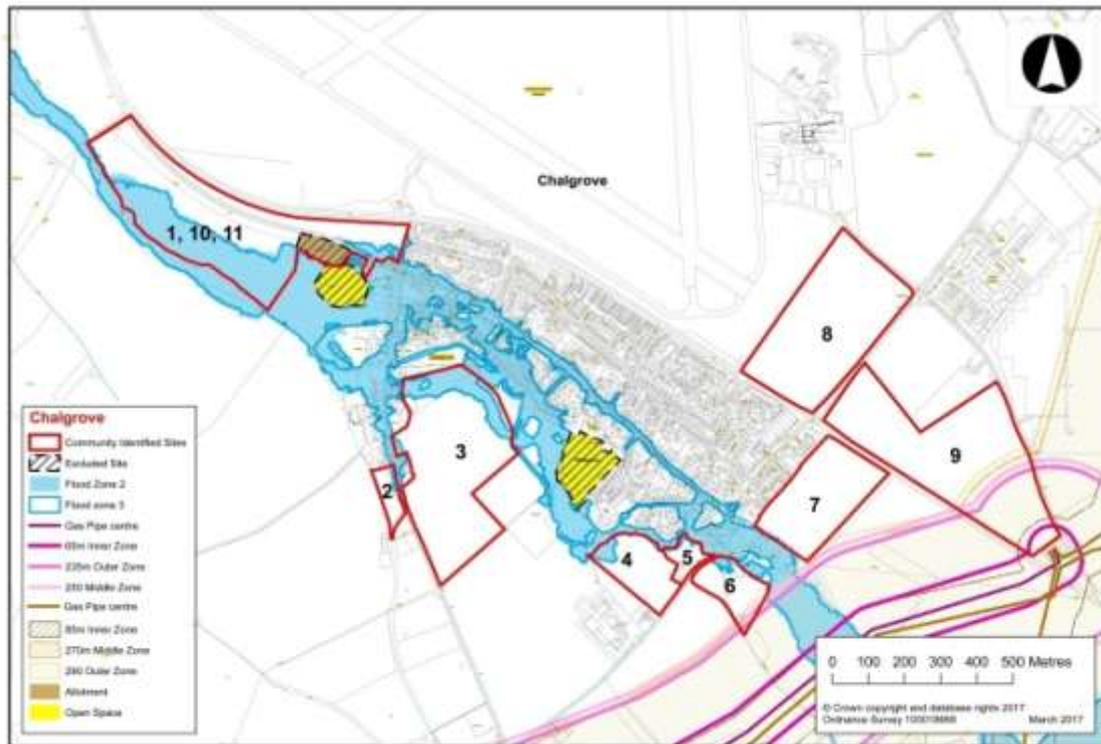
Chalgrove was classified as a larger village with an original allocation in the SODC local plan for 82 dwellings, subsequently in April 2016 CNDP were advised by SODC that in the new (emerging) Local Plan, the village might be expected to take in the vicinity of 200 new homes, to be achieved through new allocations

The sites in Map 2.1(below) were taken from the Strategic Housing Land Availability Assessment (original SHLAA dated July 2013) report by South Oxfordshire District Council and subsequently added to following consultation by CNDP with all landowners in the Parish. The map was developed

by CNDP in consultation with the South Oxfordshire District Council to indicate the major built area of the parish. Onto this map was added the flood plains.

Map 2.1 shows the sites identified by landowners or their agents which they considered as having potential for development, all sites are within the designated area for Chalgrove Parish.

**Map 2.1 - Potential Development Sites in Chalgrove**



## 3 Plan Content

### 3.1 Vision

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

**To preserve and enhance the look and feel of a village, our community spirit and our countryside whilst accommodating our identified housing and community needs.**

### 3.2 Objectives

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

Policies and objectives have been grouped under four general themes:

- Village character
- Housing
- Community assets, services and facilities
- Economy

Each objective is listed together with the Policy that relates to it. Where objectives do not have a commensurate policy a supporting statement is referenced.

Neighbourhood Plan Objectives	Draft Policies & Supporting Statements
<b>Village Character</b>	
<b>Objective 1</b> – to enhance Chalgrove’s strong sense of place, community and local identity	<b>C1 - Development within the built-up area</b>
<b>Objective 2</b> - to ensure that new housing development is in character with the village	<b>C2 - Design and Character</b>
<b>Housing</b>	
<b>Objective 3</b> – to identify development sites to meet the housing numbers allocated in the Local Plan	<b>H1 - Housing Site Allocations</b>
<b>Objective 4</b> – to provide existing and future residents with the opportunity to live in a decent home, while maximising those opportunities for those with local connections and providing a mix of housing to better meet local needs for smaller homes	<b>H2 - Dwelling Mix</b> <b>H3 - Home-working</b>

Neighbourhood Plan Objectives	Draft Policies & Supporting Statements
<b>Objective 5</b> – to ensure that new development does not cause or exacerbate existing traffic, parking and road safety issues around the village	<b>H4 - Residential Parking</b>
<b>Objective 6</b> - To maximise integration of the development allocation with the existing community	<b>H5 - Walking and Cycling</b>
<b>Objective 7</b> - To ensure new development does not cause new or exacerbate existing risk of flooding and to seek to reduce the existing risk	<b>Flooding - Supporting Statement</b>
<b>Community Assets, Services and facilities</b>	
<b>Objective 8</b> - To ensure that local services, recreational facilities and infrastructure are maintained and improved in proportion to population growth.	<b>CF1- Community Infrastructure levy</b> <b>CF2- Community Assets</b> <b>CF3- Improvements to Community Assets</b>
<b>Objective 9</b> - To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	<b>Biodiversity - Supporting Statement</b>
<b>Objective 10</b> - To ensure that heritage assets are protected and enhanced	<b>Heritage Assets - Supporting Statement</b> <b>Archaeological Sites - Supporting Statement</b>
<b>Economy</b>	
<b>Objective 11</b> - To enhance the prospects for local employment by supporting development of existing business parks for small businesses	<b>Business development - Supporting Statement</b>

# 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. While there is no legal requirement for a Neighbourhood Development Plan to prepare a Sustainability Appraisal (SA) the steering group chose to do so to ensure that the NDP will contribute to achieving sustainable development while meeting the SEA required by the regulations.

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 the parish council’s website <http://www.chalgrove-parish.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.

**Table 4.1 - Summary of plans and programmes**

	<i>Key message</i>	<i>Plan or Programme</i>
1	Ensure that housing development contributes to meeting the social and economic needs of Chalgrove, sustains the vitality of the village, and that new housing helps Chalgrove better meet the demand for affordable housing in the village.	<ul style="list-style-type: none"> <li>• South Oxfordshire Sustainable Community Strategy (2009 to 2026)</li> <li>• South Oxfordshire District Council Core Strategy (2012)</li> </ul>
2	Ensure that new housing development meets the numbers of additional dwellings required in Chalgrove by the Core Strategy	<ul style="list-style-type: none"> <li>• South Oxfordshire District Council Core Strategy (2012)</li> <li>• South Oxfordshire District Council Strategic Housing Market Assessment (2014)</li> </ul>
3	Ensure the development does not cause or exacerbate road safety issues around the village. Promote the provision of foot and cycle paths wherever possible to reduce the dependence on vehicular transport	<ul style="list-style-type: none"> <li>• The National Planning Policy Framework (2012)</li> <li>• Oxfordshire Local Transport Plan</li> <li>• South Oxfordshire Sustainable Community Strategy (2009 to 2026)</li> </ul>
4	Avoid placing people and property at risk in areas liable to flood. Adopt more sustainable drainage systems, and introduce flood defenses wherever possible	<ul style="list-style-type: none"> <li>• The National Planning Policy Framework (2012)</li> <li>• Flood and Water Management Act (2010)</li> <li>• River Basin Management Plan - Thames Water Basin District (2009) Environment Agency</li> </ul>

	<i>Key message</i>	<i>Plan or Programme</i>
5	Ensure new developments protect and enhance the water environment	<ul style="list-style-type: none"> <li>• The National Planning Policy Framework (2012)</li> <li>• River Basin Management Plan - Thames Water Basin District (2009) Environment Agency</li> </ul>
6	Avoid low density developments	<ul style="list-style-type: none"> <li>• South Oxfordshire District Council Core Strategy (2012)</li> </ul>
7	Avoid noise and light pollution from new development	<ul style="list-style-type: none"> <li>• Noise directive</li> <li>• The National Planning Policy Framework (2012)</li> </ul>
8	Create developments which are safe and which integrate into the community with access to local services and facilities	<ul style="list-style-type: none"> <li>• South Oxfordshire Sustainable Community Strategy (2009 to 2026)</li> <li>• The National Planning Policy Framework (2012)</li> </ul>
9	Provide and protect access to sufficient, high quality open spaces, sports and recreation facilities of all kinds.	<ul style="list-style-type: none"> <li>• The National Planning Policy Framework (2012)</li> <li>• South Oxfordshire Sustainable Community Strategy (2009 to 2026)</li> </ul>
10	Make every effort to ensure that local services, facilities and infrastructure are maintained and improved when needed	<ul style="list-style-type: none"> <li>• The National Planning Policy Framework (2012)</li> <li>• Water resources Management Plan 2015-2040 (Thames Water)</li> </ul>
11	Promote good design in new developments which is locally distinctive, incorporates renewable energy technologies and is designed with the needs of disabled people and an ageing population in mind	<ul style="list-style-type: none"> <li>• South Oxfordshire District Council Local Plan 2011 (2006)</li> <li>• The National Planning Policy Framework (2012)</li> </ul>
12	Protect the quality and character of the countryside.	<ul style="list-style-type: none"> <li>• The National Planning Policy Framework (2012)</li> <li>• North Wessex Downs AONB Management Plan 2009 - 2014</li> </ul>
13	Conserve and enhance biodiversity on designated sites and elsewhere in the parish and consider the provision of new habitats in planning new developments.	<ul style="list-style-type: none"> <li>• Biodiversity 2020</li> <li>• South Oxfordshire Sustainable Community Strategy 2009 - 2026</li> </ul>
14	Conserve and enhance the historic environment, buildings, monuments, sites places features or landscapes of historic architectural archaeological or cultural interest both designated and undesignated	<ul style="list-style-type: none"> <li>• The National Planning Policy Framework (2012)</li> <li>• English Heritage Strategy 2011-2015</li> </ul>

### 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.

The scoping report documents the steering group's assessment of the sustainability issues and challenges, drawing on a SWOT analysis, the policy context and baseline evidence. From a review of the key messages from the policy context, extensive baseline evidence (See SA scoping report), and a SWOT analysis, the steering group identified the key sustainability issues and problems for the parish as set out below in table 4.2.

Table 4.2

<i>Key Messages</i>	<i>Sustainability Objectives</i>
<ul style="list-style-type: none"> <li>Ensure that housing development contributes to meeting the social and economic needs of Chalgrove, sustains the vitality of the village, and that new housing helps Chalgrove better meet the demand for affordable housing in the village.</li> </ul>	(1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections
<ul style="list-style-type: none"> <li>Ensure that new housing development meets the numbers of additional dwellings required in Chalgrove by the Core Strategy</li> </ul>	(2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA
<ul style="list-style-type: none"> <li>Ensure the development does not cause or exacerbate road safety issues around the village.</li> </ul>	(3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking
<ul style="list-style-type: none"> <li>Promote the provision of foot and cycle paths wherever possible to reduce the dependence on vehicular transport</li> </ul>	(4) Ensure footpaths and cycle paths are provided and retained wherever possible
<ul style="list-style-type: none"> <li>Avoid placing people and property at risk in areas liable to flood. Adopt more sustainable drainage systems, and introduce flood defences wherever possible</li> </ul>	(5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues
<ul style="list-style-type: none"> <li>Ensure new developments protect and enhance the water environment</li> </ul>	(6) Encourage the use of sustainable urban drainage systems
	(7) Conserve and enhance the water environment
<ul style="list-style-type: none"> <li>Avoid low density developments</li> </ul>	(8) Avoid low density development

<i>Key Messages</i>	<i>Sustainability Objectives</i>
<ul style="list-style-type: none"> <li>• Create developments which are safe and which integrate into the community with access to local services and facilities</li> <li>• Provide and protect access to sufficient, high quality open spaces, sports and recreation facilities of all kinds.</li> <li>• Make every effort to ensure that local services, facilities and infrastructure are maintained and improved when needed</li> </ul>	(9) Ensure developments are safe and integrated into the community
	(10) Ensure developments have access to local services
	(11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible
	(12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied
<ul style="list-style-type: none"> <li>• Promote good design in new developments which is locally distinctive, incorporates renewable energy technologies and is designed with the needs of disabled people and an ageing population in mind</li> <li>• Protect the quality and character of the countryside.</li> <li>• Avoid noise and light pollution from new development</li> </ul>	(13) Ensure that new development is of a high quality design and reinforces local distinctiveness
	(14) Encourage renewable energy technologies within new development wherever possible
<ul style="list-style-type: none"> <li>• Conserve and enhance biodiversity on designated sites and elsewhere in the parish and consider the provision of new habitats in planning new developments.</li> </ul>	(15) Conserve and enhance biodiversity and encourage the provision of new habitats
<ul style="list-style-type: none"> <li>• Conserve and enhance the historic environment, buildings, monuments, sites places features or landscapes of historic architectural archaeological or cultural interest both designated and undesignated</li> </ul>	(16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage

These objectives were cross-checked against the SEA Directive issues, see Table 4.3

**Table 4.3 SEA Directive issues**

<b>SEA Directive issue</b>	<b>NDP Sustainability Objectives</b>
Biodiversity, fauna and flora	Objective 6, 7,8 and 15
Human population	Objectives 1, 2, 8, 9, 10 and 11
Human health	Objectives 3, 4, 5, 9, 10,11 and 12
Soil	Objectives 5,6 and 12
Water	Objectives 5, 6, 7 and 12
Air quality and climate	Objectives 4 and 15
Material Assets	Objectives 9,11,13 and 16
Cultural heritage	Objective 16
Landscape	Objectives 11, 13 and 14

# 5 Sustainability Assessment

## 5.1 Assessment framework

In the Sustainability Appraisal scoping report, the steering group 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, reasonable alternatives and policies as reported in Section 3.

Table 5.1

	NP objectives, alternatives, policies			
Sustainability Appraisal Objectives	1	2	3	4 etc.
1				
2				
3- 16				

**KEY:**

POS ++	POS+	NEUTRAL 0	NEGATIVE -	NEGATIVE --	N/A
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A draft Sustainability Appraisal scoping report was sent for formal consultation to the following statutory bodies:

- The Environment Agency
- Natural England
- Historic England
- 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**

Commenter	Comment	Response
<p><b>Mary Tomlinson</b>  <b>BSc (Hons) MSc</b>  <b>Lead Adviser</b>  <b>Sustainable</b>  <b>Development and</b>  <b>Regulation</b>  <b>Thames Valley</b>  <b>Team</b></p>	<p>The scoping report looks comprehensive, however I would advise adding in about preserving Best and Most Versatile (BMV) agricultural land in line with the NPPF, and also adding in consideration of the Chilterns AONB with is approx. 3km from the boundary of the Parish and therefore the Parish may be within the setting of the AONB depending on the visual envelope (i.e. what you can see from within the AONB).</p>	<ul style="list-style-type: none"> <li>• Sites 2, 3, 4 and 5 are classified as moderate natural fertility, and sites 1,6,7,8,9,10 and 11 are classified as low natural fertility. None of the sites are classified as High natural fertility</li> <li>• Views into and out of the village have been taken into account and are shown on the 'Chalgrove Views' map included in the Plan Document</li> </ul>
<p>Mr David Griggs            Planning Advisor            Environment            Agency, Wallingford</p>	<ul style="list-style-type: none"> <li>• Flood Zones 3 and 2, associated with the main rivers.</li> <li>• Sequential Test - Any policies that allocate development within areas of flood risk will need to be supported by demonstration that the Sequential Test, and if appropriate the Exception Test, have been passed.</li> <li>• The Chalgrove and Haseley Brooks, at 'moderate' Ecological Status under the Water Framework Directive (WFD).</li> <li>• Chalgrove Airfield has a high risk of being potentially affected by contamination from previous uses, which pose a risk of pollution to the Summertown-Radley Sand and Gravel Member, designated a Secondary A Aquifer, below the site.</li> <li>• We recommend that SA objective 6 is revised to refer specifically to 'sustainable urban drainage systems'.</li> <li>• In order to ensure that development is directed towards the areas of lowest flood risk, we advise that the neighbourhood planning body use the map provided, showing the implications of the recent flood modelling, to inform the sequential testing of sites.</li> </ul>	<ul style="list-style-type: none"> <li>• Developers of sites 1,10 and 11 amended site plan to build only in flood zone 1</li> <li>• Sustainability Objective 7. Conserve and enhance the water environment</li> <li>• SA Objective 6 amended accordingly</li> <li>• The revised flood map was used in the amendment of the site plan by the developers of sites 110 and 11. CNDP appointed Edenvale Young to undertake further modelling of areas of the village that were not remodelled for the production of the revised map to ensure that all sites were measured using the same methodology</li> <li>• Flooding supporting statement included in the Plan document</li> </ul>

<p>Robert Lloyd-Sweet Historic Places Adviser (South East England) Historic England Guildford</p>	<p>We note that whilst the evidence base records the presence of the memorial to the Civil War battle of Chalgrove as a part of the village’s heritage, it has not identified the Register Battlefield itself as a site of historic interest. This is classified as a designated heritage asset and as such proposals affecting it should be considered according to the guidance set out in paragraphs 132-143 and 136 of the NPPF in particular. The area of the Registered Battlefield can be viewed via the National Heritage List website at: <a href="http://list.historicengland.org.uk/mapsearch.aspx">http://list.historicengland.org.uk/mapsearch.aspx</a> . This should be considered in relation to the suitability of sites 9 and 7 for allocation in particular.</p> <p>We would also suggest giving a little further consideration to the archaeological implications of the area’s recorded past and features. The well-described evidence of the hoard of Roman coins might also suggest the potential for other evidence of activity of similar date in the area, which may require investigation prior to the determination of applications for development. Likewise the evidence of the well-preserved medieval remains of Chalgrove may suggest other sites in the village have potential to reveal further information about the village’s past that should be recorded, at the least, prior to development. We would recommend working closely with the County Council Archaeological Service to develop a policy to manage the impact of future development on the area’s archaeological resource, as well as exploring opportunities to reveal its history where interventions are deemed to be justified.</p> <p>I’m happy to express our support for the site assessment criteria, although I would suggest adding to those addressing the potential impact of development of these sites on heritage to include the ‘setting’ of heritage assets (both designated and of local significance) as a consideration to align with national policy.</p>	<ul style="list-style-type: none"> <li>• The Battlefield is identified as a Registered Battlefield in the Character Assessment document. The finds of the Roman Hoard and Mediaeval Moated Manor are also documented.</li> <li>• Listed buildings and heritage assets are listed in the Character Assessment</li> <li>• SA Objective 16. Conserve and enhance the heritage of Chalgrove, including archaeological heritage</li> <li>• Heritage Assets and Archaeological Sites Supporting Statements included in the Plan document</li> </ul>
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### 5.2 Sustainability assessment of Plan objectives

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. In January 2016, the Steering Group met twice to assess the CNDP objectives against the Sustainability Appraisal framework, with Community First Oxfordshire as external advisor. This process enabled the steering group to check whether the eleven emerging CNDP objectives were the best possible ones for sustainability.

The CNDP also gave a narrative comment where it was felt that further explanation could give provide greater detail as to the potential impact of a NP objective this full assessment is appendix 3. A summary of the assessment is given in table 5.3 below.

**Table 5.3**

**KEY:**

POS ++	POS+	NEUTRAL 0	NEGATIVE -	NEGATIVE --	N/A
--------	------	-----------	------------	-------------	-----

CNDP Plan Objectives	Sustainability Objectives															
Village Character	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Objective 1</b> – to enhance Chalgrove’s strong sense of place, community and local identity	++	+	++	++	++	++	++	0	++	++	++	0	++	++	++	++
<b>Objective 2</b> - to ensure that new housing development is in character with the village	+	+	++	++	0	0	++	0	++	++	++	0	++	0	++	++
Housing																
<b>Objective 3</b> – to identify development sites to meet the housing numbers allocated in the Local Plan	+	++	0	0	-	-	0	+	0	0	+	++	0	0	-	-

CNDP Plan Objectives	Sustainability Objectives															
<b>Objective 4</b> – to provide existing and future residents with the opportunity to live in a decent home, while maximising those opportunities for those with local connections and providing a mix of housing to better meet local needs for smaller homes	++	++	+	+	++	++	0	++	+	+	+	++	++	++	+	0
<b>Objective 5</b> – to ensure that new development does not cause or exacerbate existing traffic, parking and road safety issues around the village	-	+	++	++	0	0	0	0	++	+	0	0	+	0	0	0
<b>Objective 6-</b> To maximise integration of the development allocation with the existing community	+	++	+	++	0	0	0	0	++	++	+	0	+	0	0	0
<b>Objective 7</b> - To ensure new development does not cause new or exacerbate existing risk of flooding and to seek to reduce the existing risk	0	+	-	0	++	++	0	-	+	0	+	++	+	0	+	0
<b>Community Assets, Services and facilities</b>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
<b>Objective 8</b> - To ensure that local services, recreational facilities and infrastructure are maintained and improved in proportion to population growth.	0	+	++	++	+	++	0	0	+	++	++	++	0	0	0	0
<b>Objective 9-</b> To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	0	+	0	++	++	++	++	0	0	0	++	++	++	++	++	++

CNDP Plan Objectives	Sustainability Objectives															
<b>Objective 10-</b> To ensure that heritage assets are protected and enhanced	0	+	0	+	0	0	0	0	0	0	0	0	0	0	0	++
<b>Economy</b>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Objective 11 - To enhance the prospects for local employment by supporting development of existing business parks for small businesses	0	+	0	+	0	0	0	0	+	0	0	0	0	0	0	0

## **Conclusions from sustainability assessment of plan objectives**

### **CNDP -Village Character Objectives**

These plan objectives deal with maintaining Chalgrove's strong sense of place, community, local distinctiveness and character. The Character Assessment (<http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>) identifies what is important about Chalgrove, both in terms of its setting and individual character areas within the village. A considerable number of sustainability objectives are seen to be supportive or in harmony with these plan objectives with a smaller number being seen to have a neutral effect

Overall there is general conformity between the two sets of objectives, and there are no points of difference or opposition.

### **CNDP - Housing Objectives**

These plan objectives deal with the allocation of housing sites, housing mix, design, road safety, local access for new housing and flooding and drainage issues. Many of these objectives are assessed to either meet the sustainability objectives or of having a neutral effect. There are few areas of conflict identified being impact on flood risk, road safety and character and heritage. All sites will need to undertake a strategic flood risk assessment and include flood mitigation into their development. Road safety, character and heritage can be mitigated within the design of the development.

Overall it will be seen that there is much conformity between the two sets of objectives, and no unsustainable differences.

### **Community Services and Facilities**

These plan objectives deal with local services and facilities, ecology and heritage. All of these objectives are judged to either meet the sustainability objectives or to have a neutral effect. Although development may bring the risk of losing biodiversity by developing currently open and agricultural land it also gives the opportunity of enhancing it by landscaping and SUDS (for example ponds and swales) which could provide new habitats and increase biodiversity. Developer contributions could improve facilities and services.

Overall there is general conformity between the two sets of objectives, and there are no points of difference or opposition.

### **Economic and employment**

The majority of the sustainability objectives are assessed as neutral or with remaining objectives being positive and therefore supportive

## 6 Reasonable Alternatives

### 6.1 Developing and refining alternatives

The steering group then developed and refined alternatives to meet the vision and objectives of the Neighbourhood Plan

### 6.2 Strategic options

The SODC allocated a minimum of 82 new dwellings to Chalgrove, in the Local Plan, subsequently, there has been a Strategic Housing Market Assessment (SHMA) and a new Local Plan is under preparation (South Oxfordshire Local Plan 2032). The emerging Local Plan Preferred Options 1 indicated that the village could plan for an increase of 10% on current stock plus 82 identified in the Local Plan giving a suggested allocation of 193.

The SHLA and subsequent landowner enquiries provided a total of 11 potential development sites.

The strategic options available to the CNDP were identified as:

1. Do Nothing
2. Plan for the proposed allocation in the emerging local plan preferred option of around 200 dwellings
3. Plan for additional development to provide more than the 200 homes allocated.

The first option was not acceptable as public consultations showed that the residents of Chalgrove wanted an input into the decision making on the location and type of development that takes place in their village. Chalgrove Parish Council decided to develop a Neighbourhood Plan to give residents the opportunity to ensure that development is specific to local needs and requirements and meets the sustainability objectives identified and considered through community consultation.

The further two options were assessed against sustainability objectives, and as expected there were negative impacts on flooding, road safety, biodiversity and character. The greater the number of new homes, the more likely there will be negative impacts when tested against environmental issues.

Table 6.1 provides a summary of the assessment of the strategic options against the sustainability objectives in one Chart including comments where relevant.

**Table 6.1**

**KEY:**

	POS ++	POS+	NEUTRAL 0	NEGATIVE -	NEGATIVE - -	N/A
Sustainability Objective						
			Option 1 - 200 dwellings		Option 2 - more than 200 dwellings	
1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections			+		-	
			This option provides 17% growth allowing for the needs of the community identified in the housing questionnaire plus additional growth		This option provides 27% growth and is deemed disproportionate to the needs of the community	
2 Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA			+		-	
			This option meets the needs of the Local Plan		This option appears to exceed the requirement set out in the draft Local Plan	
3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking			-		--	
			Any development will have a negative impact on traffic and parking issues		Greater housing numbers will have a greater negative impact	
4) Ensure footpaths and cycle paths are provided and retained wherever possible			0		0	
			Any development will need to meet this objective		Any development will need to meet this objective	
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues			-		--	
			Any development increases the risk of flooding to the village		Greater housing numbers will have a greater negative impact	
6) Encourage the use of sustainable urban drainage systems			0		0	
			Any development will need to meet this objective		Any development will need to meet this objective	

<p><b>7) Conserve and enhance the water environment</b></p>	<p><b>0</b></p> <p>Any development will need to meet this objective and can be mitigated</p>	<p><b>0</b></p> <p>Any development will need to meet this objective and can be mitigated</p>
<p><b>8) Avoid low density development</b></p>	<p><b>0</b></p> <p>Any development will need to meet this objective</p>	<p><b>0</b></p> <p>Any development will need to meet this objective</p>
<p><b>9) Ensure developments are safe and integrated into the community</b></p>	<p><b>+</b></p> <p>The proposed site meets this objective</p>	<p><b>-</b></p> <p>Greater housing numbers will have a negative impact requiring development on a site with restricted pedestrian and vehicular access</p>
<p><b>10) Ensure developments have access to local services</b></p>	<p><b>-</b></p> <p>The Primary school does not have capacity for the number of pupils associated with this level of growth and could result in Primary School children being transported to schools outside of the Parish</p>	<p><b>--</b></p> <p>Greater housing will produce more Primary school age children and is likely to have a greater impact on these children being transported to schools outside of the Parish</p>
<p><b>11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible</b></p>	<p><b>+</b></p> <p>New development will contribute through CIL or section 106, increased population should improve sustainability of local facilities</p>	<p><b>+</b></p> <p>New development will contribute through CIL or section 106, increased population should improve sustainability of local facilities</p>
<p><b>12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied</b></p>	<p><b>-</b></p> <p>Current capacity of the sewage system is an additional 140 homes</p>	<p><b>--</b></p> <p>Greater housing will have additional negative impact on the sewage system</p>

<p><b>13) Ensure that new development is of a high quality design and reinforces local distinctiveness</b></p>	<p style="text-align: center;"><b>0</b></p> <p style="text-align: center;">Design standards and policies within the Neighbourhood Plan will require development to meet this objective</p>	<p style="text-align: center;"><b>0</b></p> <p style="text-align: center;">Design standards and policies within the Neighbourhood Plan will require development to meet this objective</p>
<p><b>14) Encourage renewable energy technologies within new development wherever possible</b></p>	<p style="text-align: center;"><b>0</b></p> <p style="text-align: center;">Design standards will require development to meet this objective</p>	<p style="text-align: center;"><b>0</b></p> <p style="text-align: center;">Design standards will require development to meet this objective</p>
<p><b>15) Conserve and enhance biodiversity and encourage the provision of new habitats</b></p>	<p style="text-align: center;"><b>0</b></p> <p style="text-align: center;">Development on previously undeveloped land will obviously have a negative effect on existing habitats and wildlife corridors, the proposed site offers opportunity to mitigate this</p>	<p style="text-align: center;"><b>0</b></p> <p style="text-align: center;">Development on previously undeveloped land will obviously have a negative effect on existing habitats and wildlife corridors, any development will need to mitigate this, and greater number of homes will have a greater negative effect and will require greater mitigation.</p>
<p><b>16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage</b></p>	<p style="text-align: center;"><b>0</b></p> <p style="text-align: center;">Any development will need to meet this objective with an archaeological survey undertaken</p>	<p style="text-align: center;"><b>0</b></p> <p style="text-align: center;">Any development will need to meet this objective with an archaeological survey undertaken</p>

In particular the following issues are major local considerations in relation to how much development Chalgrove can sustainably accommodate:

- Flooding - As flood risk, including surface run-off and run-off through substratum, is an increasing problem within Chalgrove, and a cause for concern to our residents, all proposed development sites would be subject to a flood risk assessment.
- Sewer capacity - According to South Oxfordshire District Council's Water Cycle Study Phase 1, Chalgrove treatment works could accommodate an additional 140 dwellings before having a deterioration of more than 10%, and therefore it is unlikely that Thames Water would accept additional flows before upgrade works have been carried out.
- School Capacity - A meeting was held with the Primary School Head and OCC Place Planning Manager in September 2016. The head advised that the school is full in Nursery with some gaps in years 5 and 6. There is total capacity for 240 pupils including Nursery, and 210 without. They currently have 183 pupils with 27 spaces primarily in years 5 and 6. A development of 200 homes therefore would produce 50 Primary school children. If there is insufficient space to accommodate the additional pupils in the village school the pupils will be asked to attend another school in the catchment area with capacity and transport would be provided if needed.

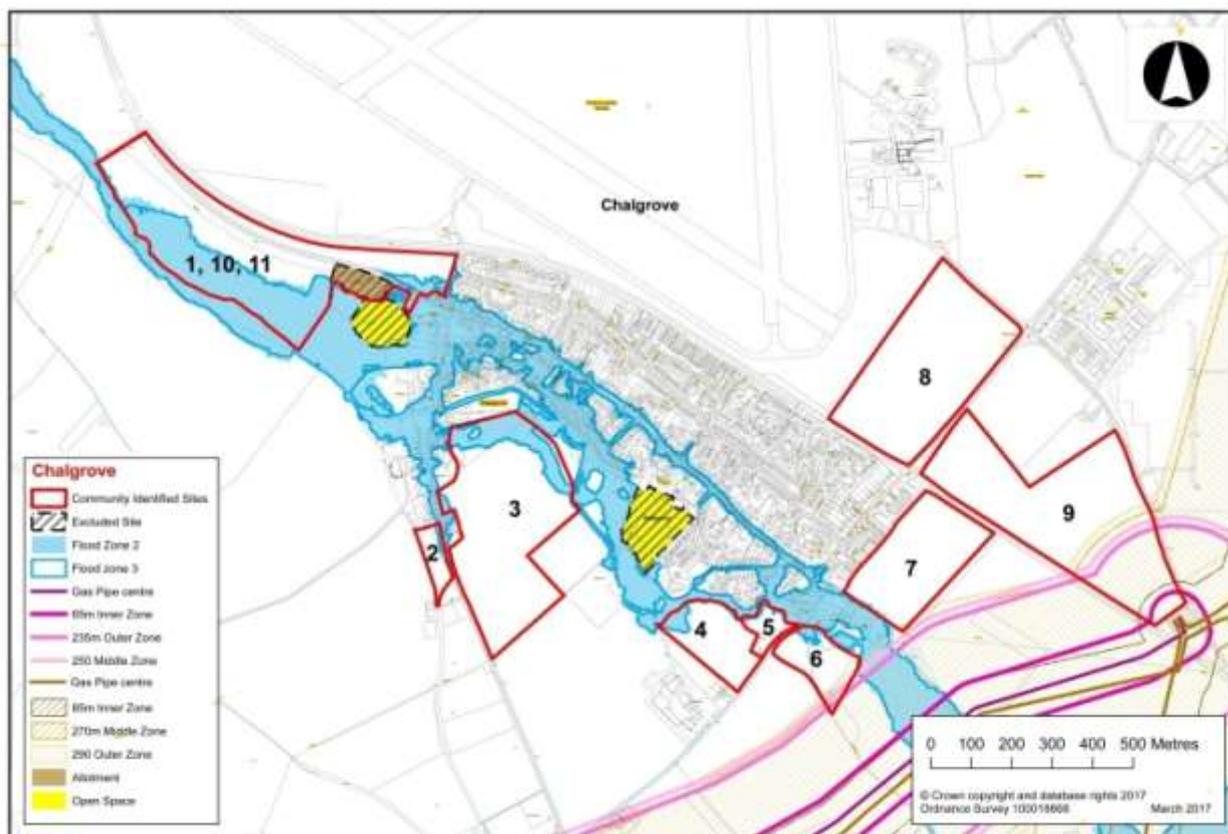
From this assessment it was decided that an allocation of 200 new homes was appropriate to be in the Neighbourhood Plan.

### **Feasibility of housing site options**

In 2014, the CNDP Steering Group began a site appraisal process and began to collate information about all possible development sites. A map of potential development sites can be at Map 3, below.

Full assessments for all eleven sites can be found on the Parish Council website <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>

Map 3 - Possible development sites



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## Site summary

<b>Site 1 - Land west of Marley Lane</b>	On the edge of Chalgrove between the B480 and High Street. The site is triangular and formed by roads on the north, south and east.
<b>Site 2 - Mill Lane West</b>	Agricultural land to SW of village, currently used for horse pasture and stabling.
<b>Site 3 - Mill Lane rear of Langley Hall</b>	Open agricultural land on the SE edge of the village, currently used.
<b>Site 4 - Land Adjacent to Berrick Road</b>	An open pastoral agricultural field on the S edge of the village, currently unused
<b>Site 5 - Land Adjacent to Berrick Road</b>	An open pastoral agricultural field on the S edge of the village, currently unused. There is a drainage pipe which goes across the site and the owner is responsible for the maintenance of the pipe, from the Berrick Road to the brook.
<b>Site 6 - Land south of the Grange, Berrick Road</b>	Triangular grass field in SE of village currently unused.
<b>Site 7 - Land Southeast of Farm Close and Chiltern Close</b>	Open arable field in W of village directly behind housing
<b>Site 8 - Land West of Monument Road (upper)</b>	An open agricultural field across the B480 bordering Monument Road and Chalgrove airfield
<b>Site 9 - Land East of Monument Lane (upper)</b>	An open agricultural field across the B480 bordering Monument Road. Main gas pipe runs across the site at the East end.
<b>Site 10 - Land east of GP Surgery, west of The Lamb PH</b>	W edge of Chalgrove between the GP Surgery and The Lamb PH. There is a road to the North (High Street).
<b>Site 11 - Land west of GP Surgery (opposite CHAL1)</b>	W edge of Chalgrove beyond the GP Surgery. There is a road to the North (High Street).

## Site assessment criteria

All 11 potential housing development sites were measured against a set of criteria, which were presented to the village at a public meeting on 17 May 2014. This was an open meeting for residents of the village to view the map of the proposed sites and identify the site criteria most important to them. The first choice was clearly the impact of flooding, followed by the impact on traffic and congestion and the landscape. Hydra GIS were appointed to produce a Strategic Flood Risk Assessment which formed part of the criteria.

The CNDP site focus group reviewed each site against each of the criteria. This involved visiting and researching each site. In turn, this was reviewed by the steering group and a site assessment document produced. The results were shared at a public meeting on 23 November 2014 where residents were invited to view the results for all 11 sites and to rank them in preference. All landowners were invited to attend the meeting and representatives for sites 1, 6, 7, 10 and 11 did so.

From this meeting, and further analysis of the site assessment, some of the sites were ruled out on planning grounds such as flooding and access. A short list of two potential development sites were selected, the reasonable alternatives were then assessed using the same sustainability assessment as used elsewhere

- **H1option A- combines sites 1, 10 and 11**
- **H1 option B- site 7**

Subsequent to this, in October 2015, the Environment Agency announced its intention to publish a revised flood map for the village which was based on re-modelling for part of the village only. This placed part of the preferred option of 1 option A in the flood zone. The CNDP held a meeting in February 2016 to advise residents of the new map and to discuss whether to go ahead with the plan with only part of the village having been remodelled. It was agreed that the NDP should raise the funds to carry out the re-modelling on the rest of the village to ensure all sites had been measured against the same criteria.

Throughout this process consultation meetings were held with the residents allowing them to view the proposals and express their views, this will be detailed in the consultation report.

Following the Scoping Report consultation and further comment from South Oxfordshire District Council in January 2016 new appraisal criteria were added:

Site assessment criteria addition	Rationale
What are the implications of the 2015-16 flood modelling?	A partial flood modelling analysis in areas containing <i>some</i> potential development sites was undertaken (2015) after initial site assessments took place. In order to ensure comparative rigour across all sites, it was decided in 2016 to undertake flood mapping for all remaining sites using the methodology applied in the 2015 partial analysis.
Closeness to village amenities	Added at suggestion of SODC planning officer
Is the land of high quality agricultural value?	Added following comment from natural England to Scoping Report
Is the site within the visual envelope of the Chilterns AONB?	As above

This gave a final list of site assessment criteria (see Table 6.2, below).

*Table 6.2 - Final Site Assessment Criteria*

Criterion	Site factors affecting the principle or form of development	Yes/No	Comments
Development	Is the land available for development in 1 - 5 years?		
	Is the land available for development in 1 – 10 years?		
Landscape / townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?		
	Does the site contain any features that detract from local character?		
	What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?		
Visual quality	Is the site visible from surrounding public streets, paths and open spaces?		
	Is the site on a ridge or otherwise prominently located within important views in to or out of the village?		
	What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?		
Movement	Are there any designated pedestrian or cycle routes across the site?		
	Is the site used informally by local people as a short cut?		
Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?		
	Does the site contain publicly open space, recreations or sport facilities?		
	Are there any other features of local historic interest?		
	Is it immediately adjacent to any designated heritage assets or areas?		

Criterion	Site factors affecting the principle or form of development		Site CHAL 5
	Does it have any significant cultural associations e.g. with significant local events or people?		
Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?		
	Does the site form a link within a wider network of habitats?		
	Is the site used by protected species such as bats, badgers or amphibians?		
Landuse	Does the land have potential significant value for other uses e.g. agriculture, community events, play, flood mitigation?		
Traffic Impact/Transport Links	Does the site have road access		
	Is there impact on traffic flow		
	Proximity to public transport		
Village Amenities	Are there existing pedestrian routes		
	Distance to nearest bus stop		
	Distance to primary school		
	Close to GP Surgery		
	Distance to nearest shop		
Village Boundaries	Is the development contained within the current village boundaries		
Flood risk	Impact of the flood risk taken from the Strategic Flood Risk Assessment and re-modeling report		

The eleven sites were then reappraised in May 2016 as a result of additions to the site assessment criteria, at this time the results of the flood risk re modelling commissioned by CNDP had not been received.

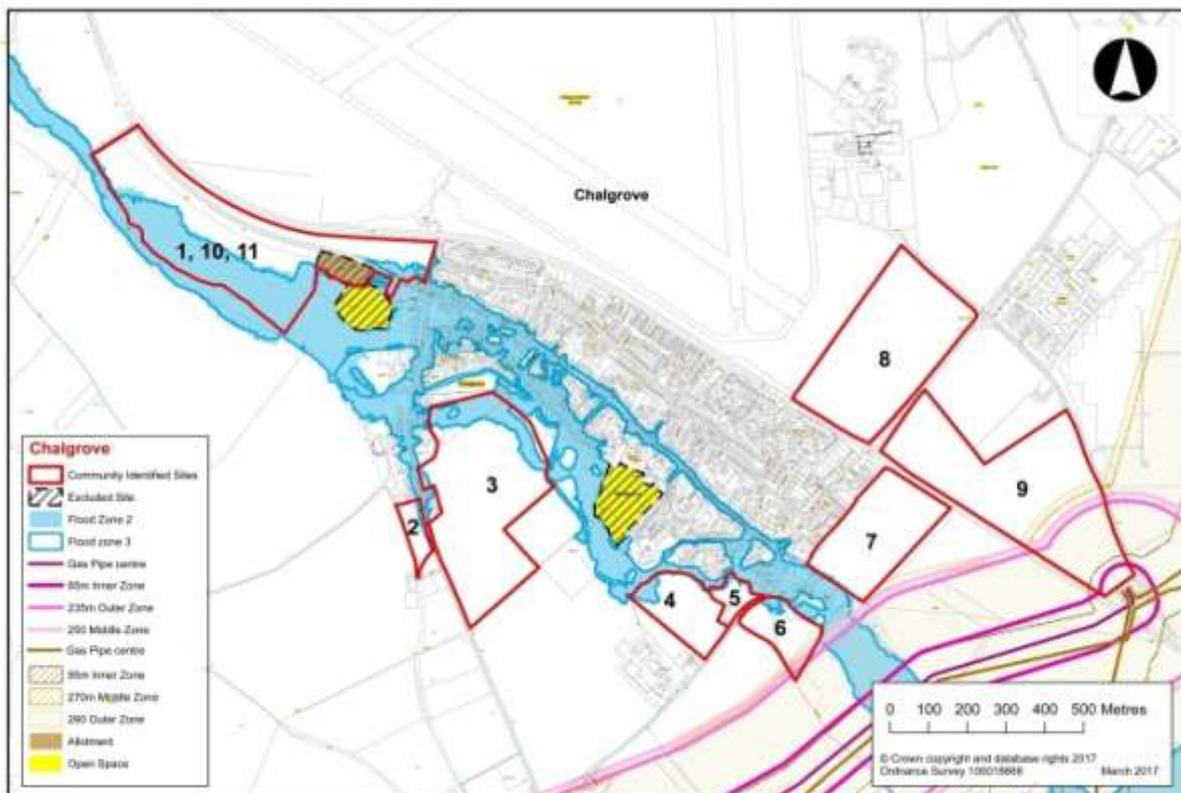
With regard to land of high agricultural value, the site criteria report includes data on soil type which shows that none of the sites are classified as high agricultural value.

With regard to views within the visual envelope of the Chilterns AONB, developments of the size of the allocation within the plan will not impact negatively on the view from the Chilterns AONB

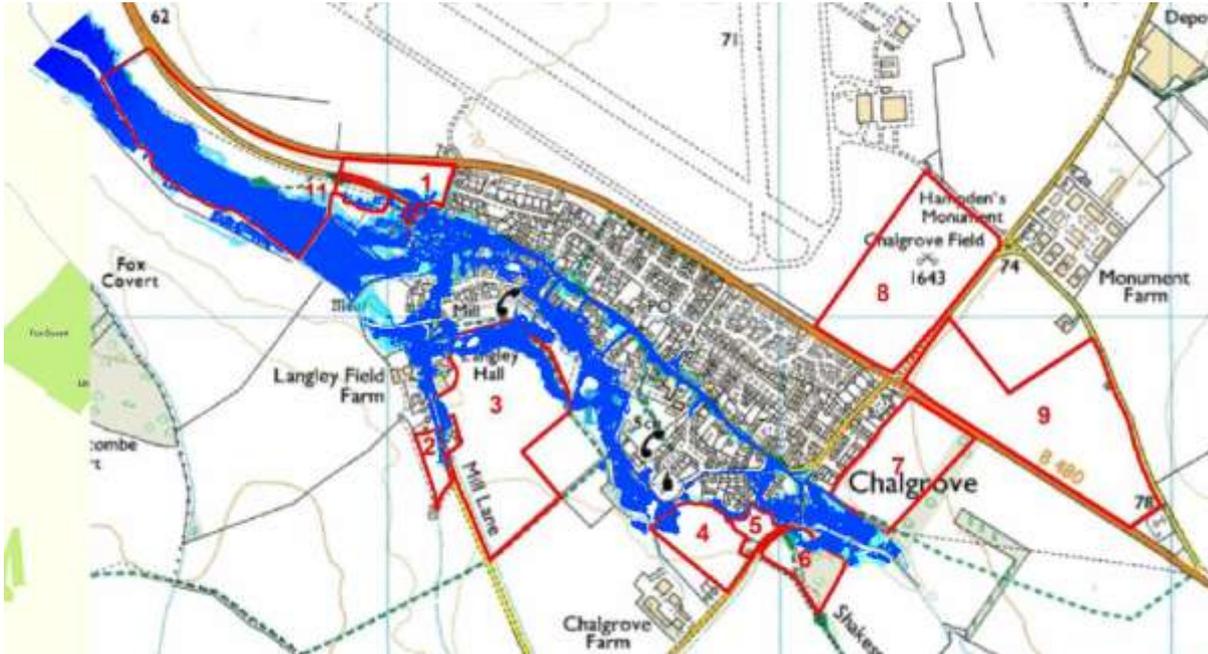
With regard to the implications of the 2015/16 flood remodelling, the report commissioned by CNDP was received in November 2016. Findings from the report show that the only change in flood impact to the proposed sites was to sites 1, 10 and 11 with areas of sites 10 and 11 identified as being in flood zone 3. As a result sites 1, 10 and 11 were merged and the developable area identified within flood zone 1. The area within flood zones 2 and 3 will be designated as public open space.

The revised site is shown below on the latest Environment Agency Flood Map on map 4 and on map 5 produced as a result of the 2015/16 remodelling undertaken by Edenvale Young

Map 4



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Edenvale Young Flood Risk Modelling and Mapping report 17th November 2016 [Figure 16](#) | Flood Zones, based on the 1 in 100 year (Flood Zone 3, dark blue) and 1 in 1000 year (Flood Zone 2, pale blue) model results produced as part of this study (with development sites)

**Sustainability of housing site options (reasonable alternatives)**

In March-April 2016, as advised by South Oxfordshire District Council, all eleven potential housing development sites were analysed by the Steering Group using the sustainability framework- see Table 6.3 below.

A summary of the discussion underpinning Steering Group site discussions can be found at Table 6.4 below.

**Table 6.3 Sites assessment against sustainability Objectives**

KEY:

POS ++	POS+	NEUTRAL 0	NEGATIVE -	NEGATIVE --	N/A
--------	------	-----------	------------	-------------	-----

	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11
1. Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	+	+	+	+	+	+	+	+	+	+	+
2. Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	+	+	+	+	+	+	+	+	+	+	+
3. Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	0	-	-	-	-	-	0	0	0	0	0
4. Ensure footpaths and cycle paths are provided and retained wherever possible	+	-	-	-	-	-	0	-	-	+	+
5. Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	++	-	-	-	-	-	+	++	++	++	++

6. Encourage the use of sustainable urban drainage systems	0	0	0	0	0	0	0	0	0	0	0
7. Conserve and enhance the water environment	+	0	-	-	-	-	+	0	0	0	+
8. Avoid low density development	+	+	-	+	+	+	-	-	-	+	+
9. Ensure developments are safe and integrated into the community	+	+	+	+	+	+	-	--	--	+	+
10. Ensure developments have access to local services	+	-	-	-	-	-	+	-	-	+	+
11. To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	+	0	0	0	0	0	+	0	0	+	+
12. Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	+	0	0	0	0	0	+	0	0	+	+

<p><b>13. Ensure that new development is of a high quality design and reinforces local distinctiveness</b></p>	+	0	0	0	0	0	+	0	0	+	+
<p><b>14. Encourage renewable energy technologies within new development wherever possible</b></p>	0	0	0	0	0	0	0	0	0	0	0
<p><b>15. Conserve and enhance biodiversity and encourage the provision of new habitats</b></p>	+	0	0	-	0	+	0	0	+	+	
<p><b>16. Conserve and enhance the heritage of Chalgrove, including archaeological heritage</b></p>	0	0	0	0	0	0	0	0	0	0	0

## Predicted effects and mitigation

As it carried out the sustainability appraisal, the steering group considered the likely significant effects on the environment, across all of the SEA issues (biodiversity, fauna, flora; population; human health; soil; water; air; climatic factors; material assets; cultural heritage, including architectural and archaeological heritage; landscape; and inter relationships between these issues). Throughout the assessment the steering group considered measures to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of each reasonable alternative and policy.

Table 6.4 - A summary of the Steering Group site discussions

Sustainability Objective	Commentary
<p><b>1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections and</b></p> <p><b>2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA</b></p>	<p>Sites 1, 10 and 11 will combine to one development with capacity for the number of dwellings identified, with one developer giving more viability and opportunity for affordable homes.</p> <p>There are only 3 other sites which could accommodate the number of dwellings, sites 8 and 9 are situated on the other side of the B480 and are considered less sustainable on the basis of integration into the community. Site 3 is considered a higher flood risk and has access on to a narrow country road with a narrow bridge and no footpath.</p>
<p><b>3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking</b></p>	<p>Sites 1, 10 and 11 will combine to one development and will provide a new and safer entrance on to the B480 and will have a number of vehicular and pedestrian access points to the High Street. Sites 2, 3, 4, 5 and 6 have access on to narrow country roads with a narrow bridge and no footpath. Site 7 will have one additional entrance onto the B480, but has only one footpath into the village which accesses onto a dangerous bend.</p>
<p><b>4) Ensure footpaths and cycle paths are provided and retained wherever possible</b></p>	<p>Sites 1, 10 and 11 combined have room for pavements to the village and are retaining existing footpath. Sites 2, 3, 4, 5, &amp; 6 have no facility for pavements to the village due to narrow roads, site 6 has Shakespeare's Way across the site</p>
<p><b>Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues</b></p>	<p>Development will only take place in flood zone 1. Sites 1, 10 and 11 and site 7 have identified flood mitigation measures. Site 7 is upstream from the village and any run off will have greater impact on the village. Sites 1, 10 and 11</p>

	are downstream to the village and any run off will have less impact on the village.
Encourage the use of sustainable urban drainage systems	Urban drainage, all sites would need a flood risk assessment and adequate urban drainage put in place
Conserve and enhance the water environment	Sites 1, 10 and 11 and site 7 will add SUDS including ponds and swales; maintenance of the brook, pond and swales will be included in the maintenance agreement. 3, 4, 5, and 6 border on the Chalgrove Brook. 2, 8 and 9 do not border on to the brook
Avoid low density development	2, 4, 5, 6, 7. Smaller sites will enable avoidance of low density development. With the increase in allocation to 200 homes sites 1, 10 and 11 combined can avoid low density as building will only take place in flood zone 1, sites 3, 8 and 9 are large sites and it would be more difficult to avoid low density.
Ensure developments are safe and integrated into the community	1, 3, 4, 5, 6, 10 and 11, will allow more easily for integration into the community. 7 has only one vehicular and one footpath access to the village and 8 and 9 are on the other side of the B480 and would need a footbridge to access the village.
Ensure developments have access to local services	Based on availability of footpaths to the village
To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	1, 7, 10 and 11 based on developers plans to provide open spaces and community Scout Hut within the development. Other sites unknown, but no loss of public open spaces or facilities
Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	1, 7, 10 and 11 based on developer plans. All sites will need a full flood risk assessment and mitigation put in place
Ensure that new development is of a high quality design and reinforces local distinctiveness	1, 7, 10 and 11 based on developer plans
Encourage renewable energy technologies within new development wherever possible	All developers will need to comply with regulations
Conserve and enhance biodiversity and encourage the provision of new habitats	1, 10 and 11 based on developers plans, 5 based on black poplar on site
Conserve and enhance the heritage of Chalgrove, including archaeological heritage	All sites will need an architectural survey before development takes place

### 6.3 Selecting the preferred options

From this assessment process detailed above, the Steering Group concluded that the best option to identify development sites to meet the housing numbers allocated in the Local Plan would be Site H1A, combined sites 1, 10 and 11

The figure of 200 dwellings - together with existing permissions - represents an increase in the number of houses in the village of about 200 new homes; this level of development is considered appropriate for the village because it represents a reasonable rate of growth and can be accommodated in a way that integrates the proposed site into the built-up area. This is in contrast to the other sites examined.

The steering group concluded that a development of 200 homes would be best sited on H1A, combined sites 1, 10 and 11.

**Table 6.5 - Reasonable alternatives assessment against sustainability Objectives**

<i>Sustainability Objectives</i>	<i>Sites 1, 10 and 11 Option H1 A</i>	<i>Site 7 - Option H1 B</i>
(1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	+	+
(2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	+	+
(3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	-	--
(4) Ensure footpaths and cycle paths are provided and retained wherever possible	0	--
(5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	-	--
(6) Encourage the use of sustainable urban drainage systems	0	0
(7) Conserve and enhance the water environment	0	0
(8) Avoid low density development	0	0
(9) Ensure developments are safe and integrated into the community	+	-
(10) Ensure developments have access to local services	0	0
(11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	0	0
(12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	0	0
(13) Ensure that new development is of a high quality design and reinforces local distinctiveness	0	0
(14) Encourage renewable energy technologies within new development wherever possible	0	0
(15) Conserve and enhance biodiversity and encourage the provision of new habitats	++	+
(16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	0	0

The preferred site was selected mainly on the following grounds

Table 6.6

H1A combined sites 1,10 and 11	H1A b site 7
The site is a natural approach to the village. The proposed 2 vehicular entrances on to the B480 and sufficient vehicular and pedestrian entrances on to the High Street will provide easy access to the village facilities. Development on this site will be more easily integrated into the village and will therefore be more sustainable	The site is isolated from the village with one vehicular access on to the B480 and one additional footpath proposed. The footpath comes out on to a dangerous bend; the proposal to have pelican crossings at this point is not supported by the Parish Council or the CNDP. Due to its isolated location and lack of pedestrian access development on this site could become an isolated community with very limited interaction with the village, with residents simply driving out onto the B480 and away, will therefore be less sustainable.
3.6 hectares of the 8 hectares proposed for the development is unused land owned by the MOD	All of the proposed site is agricultural land
Proposed open space is 10 hectares of riverside meadow. In addition, the lower housing density allows more open space to be included in Flood Zone 1 particularly the play areas which can then be more accessible to proposed housing.	Proposed open space is 2.7 hectares
Benefits of larger open space are: i) It results in a less cramped housing layout ii) It encourages a healthy lifestyle with a spacious area for walking, jogging, fitness stations, and cycling iii) It provides a significant area for increasing biodiversity within the application site iv) It enhances the setting of the ill-defined Shakespeare’s Way, a National Trail v) It separates the proposed housing from the open countryside beyond the Chalgrove Brook, which reduces the landscape and visual impact of the proposals on the surrounding area	
Flooding - Sites 1,10 and 11 are downstream from the village any run off will have less impact	Flooding - Site 7 is upstream from the village any run off will have greater impact

Site plan for Sites 1, 10 and 11 - option H1 A



Site plan for Site 7 - option H1 B



## 7 Sustainability of Plan policies

### 7.1 Approach

The steering group drew up initial ideas for NDP policies to meet the draft objectives in ‘plain English’. We commissioned a planning expert to draft the policies in language appropriate for an NDP in order to ensure that they would be likely to deliver the results that were intended by the community. We then tested draft NDP policies using the Sustainability Appraisal Framework.

**Table 7.1: Draft policies**

Policy	Draft Policy text
<p><b>Policy C1 – Development Within the Built-up Area</b></p>	<p>Within the built-up area of Chalgrove and/or sites allocated for development in policy H1 applications for development will normally be permitted provided, the development conforms to other policies in this Plan.</p> <p>The built area is defined by the boundaries of permanent, non-agricultural buildings located around the edge of the village, where such properties are directly connected to the village’s main, singular form. The built area therefore does not include:</p> <ul style="list-style-type: none"> <li>• <b>Individual buildings or groups of dispersed buildings that are separated by farmland or paddock land from the continuous built-up area of the settlement;</b></li> <li>• <b>Large gardens, paddocks and other undeveloped land in the curtilage of buildings on the edge of the settlement, where they provide a transition between the surrounding countryside and the built-up areas of the settlement;</b></li> <li>• <b>Agricultural buildings and associated land on the edge of the settlement;</b></li> <li>• <b>Or outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.</b></li> </ul> <p>Infill development on the edge of the built-up area is not excluded by this policy provided it conforms to other policies in this Plan.</p> <p>Appropriate development outside of the built area would be: Agriculture, Forestry, Recreation grounds, Sports pitches, Flood alleviation, Wildlife conservation area, Wildflower meadow and Allotments</p>

Policy	Draft Policy text
<p><b>Policy C2 - Design and Character</b></p>	<p>Permission for new development proposals will be granted where they reflect and enhance the character of Chalgrove, reinforce local distinctiveness and create a sense of place.</p> <p>In order to ensure that new development reflects and enhances the character of Chalgrove it should be designed to meet the criteria set out below:</p> <ul style="list-style-type: none"> <li>a) The form and scale of the buildings should reflect the neighbouring properties. Buildings should be a maximum of 2 storeys in height (based on a residential storey of 3 metres). The size of the roof should be proportional to the rest of the building and should not be designed disproportionately large in order to accommodate large amounts of additional living space.</li> <li>b) The buildings should be set back from the street, with a varied building line providing visual interest.</li> <li>c) The materials used should complement the traditional materials used in the village (light coloured brick, stone, and tile).</li> <li>d) Visual interest and richness should be created by varying the position of buildings, the building line, their features and detailing.</li> <li>e) Boundary treatments to the front of properties should be soft (hedges, trees, planting) and/or low stone/brick walls.</li> <li>f) Residents parking should be located on-plot, in the first instance, as set out in Policy H4 (Residential Parking) of this plan.</li> <li>g) On-street parking for visitors (and residents where it has been shown that on-plot parking is not practical) should be designed as a formal part of the street and should allow for the passing of two vehicles. In parts of the development where on-street parking is not required the design of the development should seek to discourage anti-social parking from taking place.</li> <li>h) Adequate storage space should be provided for bins and should the design of the storage should not detract from the street scene.</li> <li>i) Where the site includes a brook or waterway, this should be made a feature of the development.</li> </ul> <p>All proposals must conform to the requirements of the Chalgrove Neighbourhood Plan and South Oxfordshire Design Guide or its successor document.</p> <p>All proposals must protect and enhance views into and out of the village, set out on Map 2, and have sensitivity to preserving the views to and from the AONB.</p>
<p><b>Policy H1 - Housing Site Allocations</b></p>	<p>Land is allocated at Site H1 option A to the West of Marley Lane and as identified on the proposals Map 4 for 200 dwellings unless it can be demonstrated within a detailed master plan that a higher or lower number is appropriate and provided the development meets other relevant policies of this Plan and the South Oxfordshire Core Strategy</p>

Policy	Draft Policy text
<b>Policy H2 - Dwelling Mix</b>	On schemes of eleven or more dwellings, proposals for residential development will be required to demonstrate that the mix of dwelling types and sizes is appropriate and relate to the needs of current and future households in Chalgrove. This should recognise the need for smaller dwellings and affordable housing both of which should include link and semi-detached dwellings.
<b>Policy H3 – Home Working</b>	Proposals that provide space for a home office or facilitate home working by providing infrastructure and additional visitor parking will be supported.
<b>Policy H4 - Residential parking</b>	<p>Proposals for new residential development, including extensions, should provide adequate parking provision in line with the parking standards set out in the Local Plan. In order to achieve this:</p> <ul style="list-style-type: none"> <li>• Priority should be given to the provision of on-plot parking solutions that adequately meet current and likely future needs. Where on-plot parking solutions cannot be achieved or are inappropriate the reasoning for this should be set out in the supporting Design and Access Statement and an alternative should be formally designed into a proposed scheme and should discourage informal, anti-social parking from occurring.</li> </ul> <p>On-street parking solutions for visitors should be formally designed into a proposed scheme and should discourage informal, anti-social parking from occurring.</p>
<b>Policy H5 –Walking and Cycling</b>	Proposals for new housing development must ensure that the new homes are well connected to the footpath and cycle network both within the site and with the wider village including addressing any deficiencies in the local network where these connect to local services
<b>Policy CF1 - Community Infrastructure Levy</b>	Community Infrastructure Levy contributions from development will be used for the benefit of the community, including the priority projects listed in Table 3 - Project List for Developer Funding
<b>Policy CF2 – Community Assets</b>	Development proposals that will result in either the loss of or significant harm to a designated Asset of Community Value will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.
<b>Policy CF3 – Improvements to Community Assets</b>	Proposals to improve the viability of a designated Asset of Community Value, or of any other established community use by way of the extension or partial redevelopment of buildings and land will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

Table 7.2 Sustainability assessment of NDP Policies

KEY:

POS ++	POS+	NEUTRAL 0	NEGATIVE -	NEGATIVE - -	N/A
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Sustainability Objectives	Policy C1 – Development Within the Built-up Area	Policy C2 - Design and Character	Policy H1 - Housing Site Allocations	Policy H2 - Dwelling Mix	Policy H3 – Home Working
1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	+	+	+	++	+
2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	++	+	++	+	0
3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	+	++	++	+	+
4) Ensure footpaths and cycle paths are provided and retained wherever possible	0	++	++	0	0
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	+ Land outside of the built up area could be used for flood mitigation	0	++	0	0
6) Encourage the use of sustainable urban drainage systems	0	++	++	0	0
7) Conserve and enhance the water environment	0	++	+	0	0
8) Avoid low density development	+	+	++	++	0
9) Ensure developments are safe and	+	++	++	++	+

<b>integrated into the community</b>					
<b>Sustainability Objectives</b>	<b>Policy C1 – Development Within the Built-up Area</b>	<b>Policy C2 - Design and Character</b>	<b>Policy H1 - Housing Site Allocations</b>	<b>Policy H2 - Dwelling Mix</b>	<b>Policy H3 – Home Working</b>
<b>10) Ensure developments have access to local services</b>	++	++	++	0	0
<b>11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible</b>	++ Land outside of built up area could be used for additional open space and sports and recreation	+	+	+	0
<b>12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied</b>	0	+	+	0	0
<b>13) Ensure that new development is of a high quality design and reinforces local distinctiveness</b>	+	++	+	++	+
<b>14) Encourage renewable energy technologies within new development wherever possible</b>	0	+	0	0	0
<b>15) Conserve and enhance biodiversity and encourage the provision of new habitats</b>	0	+	+	0	0
<b>16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage</b>	+	++	+	0	0

Sustainability Objectives	Policy H4 - Residential parking	Policy H5 –Walking and Cycling	Policy CF1 - Community Infrastructure Levy	Policy CF2 – Community Assets	Policy CF3 – Improvements to Community Assets
1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	+	+	N/A	N/A	N/A
2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	+	+	+	N/A	N/A
3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	++	++	+ Possible that CIL could be used for road safety measures	N/A	N/A
4) Ensure footpaths and cycle paths are provided and retained wherever possible	+	++	+ Possible that CIL could be used to improve footpaths	N/A	N/A
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	0	0	++ Possible that CIL could be used for flood mitigation	N/A	N/A
6) Encourage the use of sustainable urban drainage systems	0	0	0 site specific mitigation is at the cost of the developer	N/A	N/A
7) Conserve and enhance the water environment	0	0	+ Possible CIL could be used to enhance the water environment	N/A	N/A
8) Avoid low density development	0	0	0	N/A	N/A

Sustainability Objectives	Policy H4 - Residential parking	Policy H5 –Walking and Cycling	Policy CF1 - Community Infrastructure Levy	Policy CF2 – Community Assets	Policy CF3 – Improvements to Community Assets
9) Ensure developments are safe and integrated into the community	+	+	0	0	0
10) Ensure developments have access to local services	0	+	++	+	+
11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	0	+	++ CIL can be used to improve existing and provide new facilities	+	+
12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	0	0	0 Site specific requirements will be provided from S106	N/A	N/A
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	++	+	N/A	N/A	N/A
14) Encourage renewable energy technologies within new development wherever possible	0	0	N/A	N/A	N/A
15) Conserve and enhance biodiversity and encourage the provision of new habitats	0	0	+ CIL can be used to improve biodiversity	N/A	N/A
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	0	+	+ Possible CIL could be used to conserve and enhance heritage	++	++

# 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.

### 1.1 Monitoring indicators for the Neighbourhood Plan

The steering group 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 steering group developed a series of monitoring indicators for these sustainability objectives which are set out in table 8.1 below.

The Neighbourhood Plan sets out further information about timing and responsibilities for monitoring over the Plan period.

Table 7.1 Monitoring indicators for the Neighbourhood Plan:

SEA/SA objectives	Proposed monitoring indicators
<b>1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections</b>	Number and type of homes delivered
<b>2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA</b>	Number of homes delivered
<b>3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking</b>	Number of off street parking spaces provided
<b>4) Ensure footpaths and cycle paths are provided and retained wherever possible</b>	Map of footpaths
<b>5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues</b>	Flood activity and cause
<b>6) Encourage the use of sustainable urban drainage systems</b>	Number of consented schemes with SUDS
<b>7) Conserve and enhance the water environment</b>	The River Thames Conservation Trust and Environment Agency monitoring
<b>8) Avoid low density development</b>	Number of homes delivered per hectare
<b>9) Ensure developments are safe and integrated into the community</b>	Number of pupils in the village unable to attend Chalgrove Primary School
<b>10) Ensure developments have access to local services</b>	Carry out resident questionnaire
<b>11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible</b>	Review facilities to ascertain if they are fit for purpose
<b>12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied</b>	Monitor and record any issues caused by drainage and sewage system.
<b>13) Ensure that new development is of a high quality design and reinforces local distinctiveness</b>	Design standards
<b>14) Encourage renewable energy technologies within new development wherever possible</b>	Number of homes with renewable energy
<b>15) Conserve and enhance biodiversity and encourage the provision of new habitats</b>	Level of biodiversity within the development and of any additional public open space provided
<b>16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage</b>	Monitor possible impact of development on listed buildings and heritage assets.

## **Appendix 1: Sustainability Appraisal scoping report**

<http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>

## **Appendix 2: Technical site assessment**

<http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>

## **Appendix 3: Assessment of CNDP objectives against the Sustainability Appraisal framework - Pages 57 - 64**

Appendix 3 Assessment of CNDP objectives against the Sustainability Appraisal framework

KEY:

POS ++	POS+	NEUTRAL 0	NEGATIVE -	NEGATIVE --	N/A	
<b>Plan Policies - abbreviated</b>						
<b>Sustainability Objectives</b>	<b>1.To enhance Chalgrove’s strong sense of place, community and local identity</b>		<b>2- To ensure that new housing development is in character with the village</b>		<b>3.To identify development sites to meet the housing numbers allocated in the Local Plan</b>	<b>4. Provide the opportunity to live in a decent home, maximising opportunities for those with local connections and meet local needs for smaller homes</b>
<b>1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections</b>	++		+		+	++
<b>2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA</b>	+		+		++	++
<b>3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking</b>	++		++		0	+ A decent home does not only mean the physical house, but the surrounding environment and setting
<b>4) Ensure footpaths and cycle paths are provided and retained wherever possible</b>	++		++		0	+ A decent home does not only mean the physical house, but the surrounding environment and setting
<b>5) Ensure that any new</b>	++		0		-	++

development does not place people and property at risk of flooding or exacerbate existing flooding issues			Can work around it with different sites. Mitigation would need to be further investigated- each site would have to be assessed	
6) Encourage the use of sustainable urban drainage systems	++	0	- Each site would have to be assessed	++
7) Conserve and enhance the water environment	++	++	0 Depends if, for example, the brook is widened- want developers to maintain it, or, if possible, enhance it	0 A decent home does not only mean the physical house, but the surrounding environment and setting
8) Avoid low density development	0	0	+ Working to Local Plan density of 25 dwelling per ha, and in some places higher density, where possible	++
9) Ensure developments are safe and integrated into the community	++	++	0	+ A decent home does not only mean the physical house, but the surrounding environment and setting
10) Ensure developments have access to local services	++	++	0 Will do this regardless of number	+ A decent home does not only mean the physical house, but the surrounding environment and setting
11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	++	++	+ Developer funding should bring contributions to facilities	+ A decent home does not only mean the physical house, but the surrounding environment and setting
12) Detailed developer	0	0	++	++

drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied			Development will drive better drainage and maybe upgrade pumping facility	
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	++	++	0 No difference- impact will be the same regardless of 5 or 82 houses	++
14) Encourage renewable energy technologies within new development wherever possible	++	0	0	++
15) Conserve and enhance biodiversity and encourage the provision of new habitats	++	++	- Will lose some land if it is developed	+ A decent home does not only mean the physical house, but the surrounding environment and setting
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	++	++	- New build changes the existing character of the built environment. But new build would not be in particularly sensitive areas- any site would need archaeological survey	0 A decent home does not only mean the physical house, but the surrounding environment and setting

	5.Ensure new development does not cause new or exacerbate existing traffic, parking and road safety issues	6.To maximise integration of the new development with the existing community	7.Ensure new development does not cause new or exacerbate existing risk of flooding and should seek to reduce the existing risk	8.Ensure local services, recreational facilities and infrastructure are maintained and improved
1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	- Additional traffic could cause road safety issues	+ Integration	0	0
2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	+ Additional traffic could cause road safety issues	++	+ If most suitable site chosen would meet the criteria	+
3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	++	+ Access	- More roads and parking spaces could lead to more run off unless permeable surfaces used	++
4) Ensure footpaths and cycle paths are provided and retained wherever possible	++	++	0	++
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	0	0	++	+
6) Encourage the use of sustainable urban drainage systems	0	0	++	++

7) Conserve and enhance the water environment	0	0	0	0
8) Avoid low density development	0	0	- High density development could increase the risk of flooding, each site will need to be assessed and mitigation measures employed	0
9) Ensure developments are safe and integrated into the community	++	++	+ By not increasing risk of flooding and where possible reducing it	+
10) Ensure developments have access to local services	+	++ Whole point of new development being integrated	0	++
11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	0 This could be a negative if new facilities increase traffic problems with insufficient parking provision	+	+ Loss of open space could lead to increased flood risk	++
12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	0	0	++	++
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	+ high quality design would include access and parking	+	+	0

14) Encourage renewable energy technologies within new development wherever possible	0	0	0	0
15) Conserve and enhance biodiversity and encourage the provision of new habitats	0	0	+ SUDS (for example ponds and swales) could provide new habitats and increase biodiversity	0
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	0	0	0	0

	<b>9.To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development</b>	<b>10.To ensure that heritage assets are protected and enhanced</b>	<b>11.To enhance the prospects for local employment by supporting development of existing business parks for small businesses</b>
<b>1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections</b>	0	0 Developer contribution could enhance assets	0
<b>2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA</b>	+	+	+
<b>3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking</b>	0	0	0
<b>4) Ensure footpaths and cycle paths are provided and retained wherever possible</b>	++	+	+
<b>5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues</b>	++	0	0
<b>6) Encourage the use of sustainable urban drainage systems</b>	++	0	0
<b>7) Conserve and enhance the water environment</b>	++	0	0
<b>8) Avoid low density development</b>	0	0	0
<b>9) Ensure developments are safe and integrated into the community</b>	0	0	+
<b>10) Ensure developments have access to local services</b>	0	0	0
<b>11) To continue to provide and</b>	++	0	0

protect open spaces and sports recreation facilities and provide additional facilities where possible			
12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	++	0	0
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	++	0	0
14) Encourage renewable energy technologies within new development wherever possible	++	0	0
15) Conserve and enhance biodiversity and encourage the provision of new habitats	++	0	0
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	++	++ Developer contribution could enhance heritage	0