

**Sustainability
Appraisal/Strategic
Environmental
Assessment:
The Wycombe District
Local Plan**

Scoping Report
October 2013



Wycombe District Council

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Executive Summary

The Wycombe District Local Plan (WDLP) Sustainability Appraisal Final Scoping Report has been published. The document sets out the sustainability context of Wycombe District, and sets out the framework which will form the basis for the Sustainability Appraisal work on the forthcoming Wycombe District Local Plan. The WDLP is a key planning document for the District, as it will set out how the District will meet its various development requirements over the next 20 years, including housing, employment and other uses.

The document sets out the following information:

- An introduction to the SA/SEA process;
- A description of the Wycombe District Local Plan;
- Methodology for the SA and purpose of the Scoping Report;
- Context review, which sets out the various plans, programmes and strategies which are relevant to the WDLP;
- Baseline information, which sets out what the situation is like in the District at the moment with regard to key sustainability indicators and characteristics;
- An outline of the main issues arising from the context review and baseline information;
- An explanation of the SA Framework, which will form the basis for carrying out the appraisals of the various policies and priorities within the WDLP, having regard to the sustainability issues highlighted in this report;
- Proposals for the structure and level of detail in the SA Report and the methodology for the assessments; and
- Summary of consultation on the Draft Scoping Report and of the main changes made following the responses, and an outline of next steps.

I. Background

Introduction

- 1.1 Wycombe District Council is currently commencing work on a new Local Plan, the Wycombe District Local Plan (WDLP), which will set out policies and proposals to address the District's growth needs for the period 2011-31. The plan, which will be prepared under the Planning and Compulsory Purchase Act (2004, as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012, will cover the entirety of Wycombe District and will, once adopted, have the status of a Local Plan (previously referred to as a Development Plan Document). As such, it will form a key part of the Council's development plan, and will constitute the prime consideration when determining planning applications.
- 1.2 The preparation of the WDLP must be carried out in parallel with a Sustainability Appraisal, under the National Planning Policy Framework, and incorporating a Strategic Environmental Assessment (SEA), under the European Strategic Environmental Assessment Directive (2001/42/EC). This is because the directive states that an environmental assessment must be carried out to inform the preparation of Local Development Plans (Local Plans) because they are likely to have significant environmental effects.
- 1.3 This Scoping Report is the first stage of the plan preparation process. It describes how WDC intends to undertake the SA and the scope and level of detail to be included in the SA Report which will be published at the end of the plan preparation process (as well as in any Interim SA Reports which are published at various milestones of the plan preparation process).

The Wycombe District Local Plan

- 1.4 Following the recent revocation of the South East Plan¹ and in line with the requirements of the National Planning Policy Framework, the WDLP will set locally-derived housing targets for Wycombe District and sub-areas of it as appropriate, incorporate strategic and other housing allocations, and address the need for and allocation of employment land. It will also look at the need for new pitches for gypsies and travellers in the District, and set out allocations for other forms of development which may be needed in the plan period.
- 1.5 In short, the WDLP will set out the scale and direction of growth in the District up to 2031, reviewing and replacing the existing adopted Wycombe Core Strategy (adopted 2008) and remaining saved policies from the current Wycombe District Local Plan (adopted 2004). It will also address a range of detailed development management policy issues.
- 1.6 The plan is not intended to be a Core Strategy, or a Site Allocations document: it is both. The WDLP will cover strategic objectives and the means for delivering these objectives, incorporating topic policies and site allocations.
- 1.7 The only area which the WDLP will not cover is that covered by the Delivery and Site Allocations Plan, which covers proposals for the District's town centres and other development management topic policies. The DSA Plan is likely to be adopted by WDC in July 2013. It is therefore intended that the WDLP will sit alongside the DSA Plan when adopted.

¹ The Plan was fully revoked with the exception of one policy that does not impact on Wycombe District

- 1.8 Previous local planning documents prepared in Wycombe District, including the Adopted Core Strategy and the DSA Plan, have been carried out under a SA Framework prepared originally in 2005. Whilst this was updated via a Scoping Report Update in 2011, it is considered that a new SA framework now needs to be prepared. This is to reflect the different economic and strategic planning policy context from that which was present in 2005, and for much of the time during the preparation of previous plans.
- 1.9 As the local plans prepared are long-term strategic plans, it is too early to definitively appraise their effects on sustainability objectives. However, the monitoring of the impacts of such plans will be an on-going exercise, and the objectives which the SA incorporated for these plans forms the starting point for the new SA Framework, although the latter is comprehensively modified to reflect the different context, and to reflect evolving methodological trends in the SA process.

2. The SA Process and the SEA Directive

Methodology

- 2.1 The Sustainability Appraisal (SA) process is a way of ensuring that all plans and programmes which relate to land use issues are compatible with the aims of sustainable development. It is a requirement of the Planning and Compulsory Purchase Act 2004 and of the National Planning Policy Framework, which states that SA should be an “integral part of the plan production process”. Consequently, the Wycombe District Local Plan (WDLP) is required to be subject to this process.
- 2.2 The appraisal is carried out through an evaluation of the social, environmental and economic implications of emerging plans, to ensure that their objectives and policies are in accordance with the underlying principles of sustainable development. As set out in the UK Sustainable Development Strategy, these principles are:
- Living within Environmental Limits;
 - Ensuring a strong, healthy and just society;
 - Achieving a sustainable economy;
 - Promoting good governance; and
 - Using sound science responsibly.
- 2.3 The origins of the SA process like with the European Strategic Environmental Assessment (SEA) Directive, which acts to ensure that all plans/policies with land use implications take into consideration environmental issues. Through the Directive, an environmental assessment is formally required for all plans and programmes which are likely to have significant effects on the environment. Again, this means the WDLP is required to undergo this process.
- 2.4 The procedure required by the Directive comprises:
- Preparation of an Environmental Report on the likely significant effects of the draft plan or programme;
 - Carrying out consultation on the draft plan or programme and accompanying Environmental Report;
 - Taking into account the Environmental Report and the results of consultation in decision-making; and
 - Providing information when the plan or programme is adopted and showing how the results of the environmental assessment have been taken into account.

- 2.5 The detailed requirements of the SEA Directive and how this appraisal meets those requirements are set out in Section 7 of this report.
- 2.6 Although the requirement to carry out both an SA and SEA is mandatory, it is possible to satisfy the requirements of both pieces of legislation through a single appraisal process, and government guidance illustrates how the two processes can be integrated into one for the purposes of plan-making. The final output of the process is a combined SA and SEA 'Environmental Report' which meets the regulatory requirements for SA and SEA.
- 2.7 In carrying out the SA of the Wycombe District Local Plan, the Council has sought to follow the method set out in government guidance. At the time of starting work on the scoping stage, this comprised the SEA Practice Guidance 2005, and the CLG's 'Plan-Making Manual', on the Planning Advisory Service's website, and which contained a section on carrying out Sustainability Appraisals. Whilst the former document is still extant and relevant, the latter guide has been replaced by an updated section on plan making on the PAS website, including guidance on the SA process. This is therefore all being taken into account in the process of scoping and carrying out the SA, and further updates will be provided in a future SA Report.
- 2.8 Furthermore, the government has recently launched its online National Planning Practice Guidance tool for feedback on usability and content. This online guidance includes a section on strategic environmental assessment and sustainability appraisal, and it is likely to be formally published in final form towards the end of 2013. It is therefore also being taken into account in the scoping and SA process.
- 2.9 This report sets out:
- a description of the Wycombe District Local Plan;
 - an outline of the context and scoping work for the SA/SEA process in Wycombe District;
 - an outline of the main sustainability issues in the District;
 - commentary on the requirements of the SEA Regulations;
 - the draft SA framework including objectives, targets and indicators, and a description of how the framework was drawn up;
 - a summary of the elements of the report which meet the requirements of the SEA Directive and of current government guidance on SA respectively and where these can be found in the report.

The Purpose of the Scoping Report

- 2.10 The purpose of the Scoping Report is to establish the sustainability framework for appraising plans and programmes to be prepared in Wycombe District. The report outlines the key issues that the Sustainability Appraisal will focus on, which are derived from an analysis of the context and baseline information on key plans, policies and factors at play in the District. The report then goes on to identify key objectives for assessing the plan. It is intended that this can then be used to evaluate the plan itself (its objectives, policies and site allocations) through the use of indicators and appraisal criteria, all of which are set out in the Sustainability Framework in this report.
- 2.11 Previous plans prepared as part of the Wycombe Development Framework have been informed by a Sustainability Appraisal. These SAs were conducted using a Sustainability Framework which was set out in 2005. Although this was

2.12 This follows the flowchart of tasks for scoping set out in the SEA Practice Guidance, which is illustrated below:

Table 1: Stages of the SA scoping process

Task (set out in SEA Practical Guidance)	What? (what it means for SEA/SA)
Stage A1	Context Review – identifying other relevant plans, programmes and environmental protection objectives
Stage A2	Collecting Baseline Information
Stage A3	Identifying environmental problems and sustainability issues
Stage A4	Developing sustainability framework, including objectives
Stage A5	Consultation on the scope of the SEA and wider SA

- 2.13 The SA will be integrated into the plan preparation process, and will help inform decision-making with regard to the WDLP and other documents arising from it, such as Neighbourhood Plans.
- 2.14 The SA process will follow the requirements of the SEA Directive (which are also the requirements which are listed in Schedule 2 of the SEA Regulations 2004).
- 2.15 This Scoping Report sets out the proposed scope of the document, the scope of the plan and the proposed structure and level of detail to be provided in the SA Report.

3. Context Review of Other Plans and Programmes (Stage A1)

3.1 The SEA and SA process requires a review of policies, plans and programmes which are relevant to the content of the plan to ascertain:

- The relationship of the plan with other relevant plans and programmes, and
- The environmental protection objectives established at international, community or member state level relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.

3.2 The section below sets out a review of the key plans, programmes and strategies which are likely to affect the plan most directly. The implications cover how, if at all:

- The plan or programme could inform the environmental/sustainability objectives of the SA
- This plan or programme could inform what the WDLP is to deliver with regard to strategic objectives
- How the plan or programme could affect the delivery of the WDLP (for example in terms of investment/funding, land not available because it is needed for strategic infrastructure covered by waste plans or for national transport links etc)

- Might the WDLP, when adopted, affect future reviews of the plan or project
- 3.3 Appendix A sets out detailed commentary on a further list of key plans, programmes and strategies which will influence the plan. This section covers the following documents:
- Sustainable Community Strategy for Wycombe District 2009-2026;
 - Buckinghamshire Joint Strategic Needs Assessment and Health and Wellbeing Strategy 2013-16;
 - Local Transport Plan 3;
 - Southern Quadrant Transport Strategy;
 - Chilterns AONB Management Plan;
 - Bucks and Milton Keynes Biodiversity Action Plan;
 - Biodiversity Opportunity Areas in Buckinghamshire and Milton Keynes
 - Wycombe District Landscape Character Assessment;
 - Buckinghamshire and Milton Keynes Historic Landscape Characterisation;
 - Natural England's National Character Area Profiles – Chilterns (110);
 - Bucks Green Infrastructure Delivery Plan – Draft for Consultation;
 - Housing Strategy 2009-14;
 - ThamesRiver Basin Management Plan;
 - The Thames and South Chiltern Abstraction Management Strategy;
 - Wycombe District Strategic Flood Risk Assessment (SFRA) Level 1
 - Draft Water Resources Management Plan 2015-40;
 - Plan for Sustainable Economic Growth in the Entrepreneurial Heart of Britain;
 - Wycombe Economic Development Growth Strategy and Tactical Plan;
- 3.4 Beyond this list of documents, Appendix B sets out a fuller list of such documents which it is considered could have an effect on the WDLP and/or be affected by the plan in the future, and which are summarised briefly.
- 3.5 This Context Review, together with the analysis of the Baseline Information (summarised in Section 4 below and set out in full in Appendix C) then helps to identify the key Sustainability Issues facing the plan, which in turn indicate the form of the Sustainability objectives to be adopted to carry out the appraisal of the plan and the various policies therein.

International, Community and MemberState

- 3.6 There are a number of EU Directives which set out objectives on an international scale. These cover topic areas such as biodiversity, water and other issues related to the environment. Whilst these influence specific policies in the WDLP, they are implemented at local level partly through the cascade of policies at national level, and therefore they are not reviewed in detail in this section. However, they are summarised in the full list of plans, programmes and strategies at Appendix B.

National policy

The National Planning Policy Framework (CLG, March 2012)

- 3.7 The National Planning Policy Framework (NPPF), which was published in March 2012, replaces all previous Planning Policy Guidance (PPG) and Planning Policy Statement (PPS) notes, and sets out the government's overall planning policies for England and how these are expected to be applied. It sets out core land-use

3.8 The framework sets out that the planning system is expected to perform three key roles:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

3.9 The NPPF introduces a presumption in favour of sustainable development. This sets out that, for plan-making:

- Local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
 - Specific policies in this Framework indicate development should be restricted.

3.10 ***Planning Policy for Traveller Sites (March 2012)*** is a separate document which sets out the government’s overall policy approach to plan-making and decision-taking specifically for traveller sites. The document, which sets out a range of policies for how plan-making for traveller sites should be carried out, as well as setting out various criteria to guide decision-taking, should be read in conjunction with the NPPF.

Regional and sub-regional context

Revocation of the South East Plan

3.11 Previously, the strategic planning context for Wycombe District was the South East Plan. This was a document, published in 2009, which provided a long-term vision for the region and addressed strategic issues such as housing, transport, the economy and the environment. In the plan, which constituted the Regional Spatial Strategy, Wycombe District fell partly within the Western Corridor-Blackwater Valley sub-region. The plan provided housing targets for both this part of the District and the part which fell outside this sub-region.

3.12 However, the South East Plan was revoked in March 2013 following a pledge to do so by the Coalition Government when it assumed power in 2010. The

- 3.13 In place of the regional tier of planning, the NPPF instructs local authorities to plan for their own objectively-assessed needs in full, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole; or specific policies in the framework indicate development should be restricted.
- 3.14 A strategic environmental assessment of the revocation of the South East Plan was published by the government for consultation in October 2012. This identified that, for the majority of individual policies, it was difficult to identify clear differences between the effects of retention and revocation – due to:
- (a) the broad strategic nature of the policies/degree to which responsibilities are already devolved to local authorities and
 - (b) the fact that both the NPPF and South East Plan have sustainable development principles at their core.
- 3.15 The SEA stated that the differences between retention and revocation were most clear in respect of housing and employment allocations. Whilst the benefits to communities of housing and employment opportunities and the impacts on biodiversity, air quality, soils, water resources and material assets would be similar, a locally-led approach could ensure that the adverse effects are more effectively mitigated, e.g. through a more detailed understanding of local environmental capacity issues and possibly more diverse and locally-specific spatial distributions of development.
- 3.16 However, it identified that, in the case of revocation, there was some uncertainty about whether the benefits will be realised in the short to medium term for those local authorities that need to establish Local Plan policies for housing and economic development that reflect the objectively assessed and up to date needs of their respective local communities. It found that this issue may be relevant for up to 47 out of the 68 South East LPAs who do not have a plan that was in conformity with the RS.
- 3.17 For Wycombe, this is not an issue of direct relevance because the Council's Core Strategy, adopted in 2008, contained a housing target which was in accordance with the South East Plan. However, there could be indirect implications in a scenario where a neighbouring authority adopts a plan with a lower housing provision than that set out in the SE Plan targets, and/or where they have not met their objectively-assessed needs in full. Such effects could include negative elements (i.e. environmental impacts) on the affected LAs but also positive elements (i.e. social and economic benefits) if higher housing delivery rates for the affected LA are the result.

Plan preparation in neighbouring authorities

- 3.18 This issue is relevant to Wycombe because one of its neighbouring authorities, Aylesbury Vale District Council, has recently published a draft local plan (the Vale of Aylesbury Plan), which proposes a housing target of 13,500 new homes for the period 2011-31; this is a significantly lower target than their previous target in the South East Plan of 26,890 new homes for 2006-26. Aylesbury was previously identified as a growth area in the South East Plan.

3.19 Other neighbouring local authorities have yet to publish or submit their individual strategic policies in the post-South East Plan context, including their housing targets, but it is already clear that this changed strategic context for the plan will have significant implications for the options presented by the WDLP, and ones which the SA process will need to take into account.

Local publications

Early work on the WDLP; the Winter 2012 Issues Consultation

3.20 As part of the Council's initial 'issues' stage of plan preparation, WDC launched a consultation in November 2012 on the new Local Plan with stakeholders and the wider community. This invited views on the key District-wide and local issues that should be addressed through the plan, as well as identifying site opportunities for new development.

3.21 During this consultation, the main issues identified were:

- **Overarching Sustainability principles**
 - Sustainability principles should be at the heart of the new Local Plan
 - There was a strong support for redevelopment of brownfield sites over greenfield;
 - Mixed-use development – should be encouraged across the District, particularly in town centres to support their character and long-term viability;
 - Environmental and economic issues must not be dissociated;
 - Planning for climate change is key – sustainable construction, energy and water efficiency standards, renewables incorporated into all development;
 - Localism is promoted – setting jobs close to homes, encouraging local food production (allotments, roof gardens, urban gardens) and facilitating walking/cycling/public transport will support local communities' economy, reduce the need to commute/travel by car and contribute to preparing for a fossil fuel-free energy future. This will enhance the general health and well-being of communities.
 - Development and supporting infrastructure (transport in particular) should be delivered jointly/co-ordinated.
- **Meeting Housing Needs**
 - Housing needs should be objectively assessed;
 - A locally-derived target should be supported by robust evidence and involve full stakeholder consultation;
 - It is recognised that this target may well be much higher than the current Core Strategy target;
 - The plan will need to address those housing needs whilst considering local circumstances, both in terms of quantum and spatial distribution. The district's distinct housing market area should be reflected in the spatial distribution of the housing supply – a dispersed pattern is not desirable;
 - Some respondents raised the need to acknowledge the constraints on development and give them the same priority as to the study of needs;
 - Some respondents raised the question of greenfield/Green Belt release for housing;

- The delivery of housing should be in sustainable locations. Brownfield sites which have high public transport accessibility should be prioritised;
- Affordable housing should remain a policy priority;
- There is a targeted need for housing in rural areas;
- The plan must set out measures to take into account the findings of the County-wide Gypsy, Traveller and Travelling Showpeople needs assessment;
- Specialist housing – co-operative or co-housing, custom-build; housing for older people in care/extra care – will need to be considered as part of the plan. A policy wording is suggested for purpose built/specialist accommodation with care for older people.
- Living with our Environment
 - Biodiversity should be protected and green infrastructure (green spaces) enhanced, as much for their intrinsic qualities as for their wider socio-economic benefits. This has an impact on the acceptable overall quantum of development;
 - Green Belt and AONB policies should be maintained/updated to ensure conservation and enhancement of these landscapes;
 - The plan must respond to water challenges: water resources, water quality, water waste infrastructure and capacity, flood risk, environmental protection (including Source Protection Zones) and enhancement;
 - Development should be built/fitted with efficient water systems, sustainable materials, renewable energy and insulation.
- Transport
 - Various transport infrastructure improvements are seen as a key priority across the District;
 - Any new development should trigger transport improvements;
 - Walkways and cycle tracks should be improved, providing health benefits. Public transport should also be improved, to reduce air pollution/fuel consumption/traffic congestion;
 - Allocating sites for development will depend on transport infrastructure. An approach proposed is to develop shared door to door transport, as well as promoting rail improvements (e.g. High Wycombe to Bourne End railway line);
 - Improvements in the access to stations and integration with local bus services are also seen as priorities;
 - Impact of development on the rail network must be taken into account, in particular with regards to safety, including level crossings.
 - Concern over congestion levels in and out of High Wycombe;
- Economy
 - The plan needs to address the needs of businesses/employers;
 - There should be a good mix of business and retail across the District. There is debate as to where these should go;
 - The plan will need to allow rapid response to changes depending upon economic circumstances;

- Concern over the loss of manufacturing jobs in High Wycombe and the need to bring businesses to the town and provide high-quality employment and retail floorspace;
- Other topics
 - A high standard of design quality should be sought for all development;
 - Policies should protect local services/community facilities (including public houses);
 - The plan will need to consider the historic environment, possibly through a bespoke policy;
 - A telecommunications policy is proposed for the plan;
 - It is essential to engage with stakeholders and in particular work with Duty to Co-operate bodies.

Delivery and Site Allocations (DSA) Plan

3.22 This is a statutory planning document which contains a mixture of site allocation policies for town centre sites, development management topic policies and policies providing a framework for delivering the High Wycombe Town Centre Masterplan. Originally conceived as the District-wide site allocations document for Wycombe District, the scope of this document evolved in response to a changing context for planning at national level into the current iteration.

3.23 The DSA Plan Proposed Submission draft was published in June 2012 and was subject to examination in December 2012. Following receipt of the inspector's report on the plan in June 2013, the DSA Plan was adopted in July 2013.

3.24 The DSA Plan includes a range of policies which aim to influence some of the key sustainability issues in the District, including flood risk, river corridors, town centre regeneration and carbon reduction. Among the key policies in the DSA Plan are the following:

- Policy HWTC2, which, amongst other things, requires development proposals which are located within the Source Protection Zone (SPZ) for the Pann Mill Public Water Abstraction (Principal Aquifer in the New Pit Chalk) to be designed to ensure no impact on the function of the Source Protection Zone.
- DM11, which sets out a framework for conserving and enhancing the Green Infrastructure Network across the District;
- DM13 and DM14, which set a framework for the protection of designated sites, habitats and species of biodiversity and geodiversity importance; and requires development proposals to maximise biodiversity respectively;
- DM15, which protects the functions of watercourses and requires development proposals to provide and retain a 10m buffer between the river bank and the development.
- DM17 which set a framework for reducing flood risk from various sources; and
- DM18, which sets a framework for reducing carbon emissions and increasing water efficiency in new developments.

3.25 When the WDLP is adopted, it will sit alongside the DSA Plan to provide the planning policy framework for the District.

Other statutory local planning documents

- 3.26 The following documents are also published at local level and set out the policy framework currently in place to guide planning decisions in the District:
- Adopted Wycombe District Local Plan to 2011 (2004): Statutory planning document which contains saved policies which are still extant, providing a planning policy framework relating to a wide range of topics;
 - Wycombe Development Framework: Adopted Core Strategy (2008): Statutory planning document which contains a strategic planning policy framework for the District, including housing targets, a town centre hierarchy and key strategic policies for the District.
 - These two documents will be superseded on adoption of the Wycombe District Local Plan.
 - The Council also has a number of Supplementary Planning Documents, area-specific development briefs and Conservation Area Character Appraisals, which form a comprehensive planning framework to guide decision-making in different locations across the District.
 - In addition the Minerals and Waste Local Plan and the more recently adopted Minerals and Waste Core Strategy, both prepared by Buckinghamshire County Council, set out policies and proposals in relation to minerals and waste issues. Both these plans also form part of the statutory development plan for the District.

4. Review of Baseline Information (Stage A2)

- 4.1 Baseline information provides a standard against which current performance can be measured and compared with future performance to help identify the main issues and trends within the District. It allows the performance of Wycombe District to be compared with other Districts, the whole region, and at national level. The comparisons allow discrepancies to be identified about the performance of the District and specific areas within it. As such they help to identify issues in the District and in turn inform the objectives that are set to assess the plan.
- 4.2 There are many sources of baseline information about the District covering a range of environmental, social and economic issues. Much of this has been taken from the Wycombe Annual Monitoring Report, which in turn has taken some information from the 2011 Census, the outputs of which are gradually being rolled out, with some key datasets such as commuting patterns yet to be published.
- 4.3 In addition to this, a range of information has been provided to the Council from partner services and organisations, for example the statutory SA bodies (English Heritage, Natural England and the Environment Agency) and County Council or internal District Council services. Other sources of environmental and sustainability information include:
- Bucks and Milton Keynes Environmental Record Centre;
 - Natural England's National Character Area Profiles;
 - English Heritage's Heritage at Risk register and other information;
 - Buckinghamshire Historic Environmental Record;
 - Health Profiles produced by the English Public Health Observatories.
- 4.4 In many cases, the full range of information has not been able to be obtained, either due to the fact that it is not available or due to current resource constraints preventing the compiling of such information. However, as the

- Strategic Housing Market Assessment (being undertaken by consultants ORS)
 - Economy Study (Peter Brett Associates)
 - Transport Study (Jacobs)
 - Strategic Flood Risk Assessment
 - Gypsy and Traveller Accommodation Needs Assessment (ORS)
- 4.5 To reflect the fact that the SA process is a rolling process, fresh baseline information emerging from these studies will be presented as it becomes available in a future iteration of the SA Report. Moreover, any substantial change which it indicates in terms of the SA issues and objectives will be taken on board, and if necessary the SA Framework refined to reflect such information.
- 4.6 With the vast amount of information potentially available, the selection of baseline information presented here has been chosen where it is of particular significant or relevance to the process of selecting SA/SEA issues and objectives.
- 4.7 The section below presents an overview of the main characteristics of Wycombe District, as derived from the review of Baseline Information. A full review of the Baseline Information against the various targets and indicators is presented at Appendix C.

Overview: Wycombe District

- 4.8 Wycombe District is located in southern Buckinghamshire, with its southern boundary adjoining the Berkshire unitary authorities of the Royal Borough of Windsor and Maidenhead, and Wokingham Borough. To the west it is bordered by South Oxfordshire District Council in Oxfordshire; to the north by Aylesbury Vale District; and to the east by Chiltern District and South Bucks District. Wycombe District covers an area of 32,360ha (124.9 square miles), and has a population of 172,400 according to the latest sub-national projections published by the Office for National Statistics in 2012.
- 4.9 High Wycombe is the main town in the District, performing a sub-regional role in town centre retail terms. Other towns in the District are Marlow in the south and Princes Risborough in the north, and there is also an extensive network of villages, including the large villages of Bourne End, Flackwell Heath, Stokenchurch and Lane End. Much of the District is rural in nature.
- 4.10 Wycombe District is strategically located just to the west of the M25 motorway and is bisected by the M40 motorway and the Chiltern main line railway. The River Thames forms its southern boundary. Much of the District is environmentally protected with 71% of the land area in the Chilterns Area of Outstanding Natural Beauty and 48% covered by the Metropolitan Green Belt. In addition to these designations, there are a number of other constraints and designations, including:
- Local landscape designations
 - Parks and Gardens of Historic Interest
 - Conservation Areas,
 - archaeological sites and
 - Nature conservation sites.

Table 3: Sustainability Characteristics of Wycombe District

KEY ENVIRONMENTAL CHARACTERISTICS
Landscape: Some 71% of the District's land area falls within the Chilterns Area of Outstanding Natural Beauty.
Green Belt: Some 48% of the District's land area falls within the Metropolitan Green Belt.
Heritage and Archaeology: The District has over 1,200 listed buildings, including 19 Grade I listed buildings. It has 61 Conservation Areas, 53 Scheduled Ancient Monuments and 10 Historic Parks. Two Grade II* places of worship and 6 scheduled monuments are on the current 'heritage at risk' register, and 1 park and garden of special historic interest. There are currently 77 locally listed buildings in the District, although there are plans for a further tranche to be added to this list over the next few years.
Nature conservation: There are two Special Areas of Conservation (SACs) which fall partly within Wycombe District: Chilterns Beechwoods and Aston Rowant. Some 18% of the District area is woodland, with 3,654ha of this being designated as ancient woodland. There are over 20 sites designated as SSSI in the District and 95.61% are in favourable/recovering condition, which is just above the national target. Wycombe District contains a higher proportion of sites designated nationally and locally for their biodiversity and geological importance than the other districts and authorities in Buckinghamshire and Milton Keynes.
Use of land: Percentage of brownfield land development: The current brownfield development figures are well above 90% (97.7% in 2001-12).
Water Supply: Wycombe District falls under the Thame and South Chilterns Catchment Abstraction Management Strategy. Under this strategy, the area around Wycombe is deemed to be "Over Licenced". Any licence granted within this area would be subject to restrictions at low flows, calling for a reduction in or cessation of abstraction during such times. Therefore, water will only be available during times of high flow. To make supply more reliable, winter storage reservoirs could be built.
Water Quality: The aquifer underlying Wycombe is the South-West Chilterns Chalk. This groundwater body currently has Good Chemical Status. This status needs to be maintained by protecting the aquifer from any development that might impact on the water quality. This protection includes recommendation of planning conditions for development of brownfield sites (site investigations and remediation of contamination) through to pollution prevention and control measures through Environmental Permitting Legislation. Some of the District's river watercourses are of only moderate or poor status.
Air Quality: The District has one Air Quality Management Area (AQMA), which runs alongside the M40 motorway and extends out to 30m either side of the carriageway. It also has a proposed AQMA in High Wycombe town centre and approach roads, which has not yet been declared. Monitoring shows that exceedences of the nitrogen dioxide objective continue to be measured within the existing AQMA and also in the potential new High Wycombe AQMA.
Climate Change/Carbon Emissions: According to latest figures, carbon emissions in Wycombe District were 7 tonnes in 2010, up from 6.7 tonnes the previous year. This is in line with national trends. In the period preceding that (2006-10) the trend was of decreasing emissions, in line with national trends.
Flooding: The watercourses that pose significant flood risk to buildings and infrastructure are the River Thames, which defines the District's southern boundary

and the River Wye, which intersects High Wycombe town. Flood Zone 3 extends fully across the Thames Valley. In Wycombe District, high river levels, fluvial flooding and the likelihood of groundwater flooding are very closely connected. This is because many of the watercourses in the District are fed by groundwater and the chalk aquifers. This is exhibited by the fact that recent incidences of flooding in the District have been attributed to sources other than rivers, and were the result of groundwater flooding or flooding exacerbated by groundwater. Some incidences may have arisen from inadequacies of the local sewer and drainage networks as a result of intense localised rainfall.

Renewable Energy: There are no large-scale renewable/low carbon energy projects in the District. Increasing renewable energy generation is an objective of the District's Carbon Reduction Framework.

Car Ownership/Modes of transport used: The District has a high level of car ownership compared with national figures, indicating a high level of car reliance. Correspondingly, the District has relatively low levels of public transport usage.

Transport Infrastructure and Congestion: Wycombe District's transport infrastructure is generally good with major roads such as the M40, A40, A404 and A4010 serving the District, and the Chiltern Main Line and Great Western Main Line providing rail services to London, the Midlands and elsewhere. A number of major transport projects are in the pipeline which, although they are at the borders of the District, could have a major impact on transport patterns in the medium-term – these include:

- **Crossrail** (which will provide a through service from East London and Essex, across London via new tunnels, to Maidenhead, and which is due to be operational from 2018);
- **East-West Rail** (which will restore services between Oxford and Cambridge and in the process potentially provide a direct service between High Wycombe and Milton Keynes) and
- **HS2** (which will skirt the northern-most segment of the District).

In terms of road transport specifically, the District suffers from severe traffic congestion at certain pinch points at peak periods, such as at Handy Cross Roundabout (the interchange between the M40, A404 and A4010) and Bisham Roundabout (on the A404) just outside the District. At the latter location, a government-funded Pinch Point scheme to be delivered in 2014 will create a traffic signal-controlled junction at the roundabout, with the objective of improving safety and reducing journey times for users of the roundabout, which is a key interchange for motorists travelling between the M40, including locations in Wycombe District, and the M4 corridor

KEY SOCIAL CHARACTERISTICS

Population growth: The population of the District was 171,700 in the 2011 Census. There has been a faster increase in population between 2001 and 2011 than in England as a whole, but slower than the South East regional average.

Ageing Population: The 2011 Census showed an increase in the 40-49 and 60-69 population age brackets, indicating an ageing population, which is following the national trend.

Migration: Of the 15% of residents who were born outside the UK, just under half (42%) arrived in the last 10 years.

Ethnicity: According to the 2011 Census, Wycombe has a slightly lower than

average 'white' population. The proportion of mixed, Asian, Black and 'Other' ethnic groups in the District has increased, with the largest increase being a 4.2% increase in the proportion of people defining themselves as Asian.

Housing Completions: The number of new dwellings built annually has been a third above annual targets in recent years.

Housing Affordability: The District shows a similar average house price/average earnings ratio as the rest of the South East. Affordability continues to be an issue.

Housing Need: The provision of affordable housing remains a high priority for the District. Much of the priority is for family-sized accommodation.

Accommodation for Gypsies and Travellers: There are a number of family-owned private pitches in Wycombe District, and there is a need for more pitches to cater for household growth and unauthorised development.

Crime rates: Four Super Output Areas in the District are within the worst 20% in the country for crime, indicating that crime has become a major issue for some pockets of the District.

Health: The health of people in Wycombe is generally better than the England average. Life expectancy for both men and women is higher than the England average, and all cause mortality rates have fallen over the last ten years.

Deprivation: Deprivation is lower than average, although about 4,500 children live in poverty (as defined by families receiving means-tested benefits and low income).

Provision of cultural and leisure facilities: The District's population has high levels of satisfaction with parks, open spaces and theatre provision and relative satisfaction with leisure facilities.

KEY ECONOMIC CHARACTERISTICS

Employment rate: The District has regained jobs from 2009 although there was a small decrease in 2010-11. The figures show that, whilst the effects of the recession are still being seen, the economy of the District is slowly recovering.

Economic Activity; Some 80.9% of residents of working age were economically active in 2011-12, This has fallen from 84.8% in 2007-8 but is still above the regional and national average.

Unemployment: The unemployment rate in the District rose steeply in 2008-9 (from 1.3% to 2.8%) but has fallen slightly since then. However it is still higher than it was in 2008 and the years preceding that.

Long-term unemployment: Levels of long-term unemployment are higher than they were in 2008-9 but are broadly in line with the county and regional average, and are lower than the national average.

New Firm Formation: Some 925 businesses started in Wycombe in 2011, which is the highest level since 2008. The number of businesses that closed was at its lowest level since the economic downturn began.

Skills and Occupations: More than half of workers in the District are in management, professional and technical roles. This indicates a highly skilled workforce, but also that manufacturing employment is in steady decline.

Educational attainment: The percentage of pupils achieving five or more GCSE grades at A* to C is very high, at 82.2%.

Retail and Town Centres: High Wycombe town centre performs a sub-regional function, whilst Marlow and Princes Risborough are the District's other town centres. High Wycombe town centre has a vacancy rate which is broadly in line with the national average, but which is higher in certain pockets; Marlow has a very low

vacancy rate and Princes Risborough has a low vacancy rate. According to the latest figures, High Wycombe has a total retail floorspace of over 105,000sq m, with over 8,000sq m in Marlow and over 3,000sq m in Princes Risborough.

4.11 Further to these points, it should be stressed that the various studies which are currently in progress will produce further information and detail on a range of key points, which may not necessarily have been addressed in the above list. This further work is likely to include headlines and conclusions on the following key issues:

- Housing need
- Jobs, economic trends and commuting patterns
- Infrastructure provision, including utilities
- Pressure on the transport network, including traffic congestion at key pinchpoints

4.12 As such, the Sustainability characteristics, issues and framework will be updated to reflect any new or updated points arising from these studies.

5. Existing Environmental Problems and Social and Economic Issues and aspirations of the Plan (Stage A3)

5.1 There are a number of environmental, social and economic issues identified above and those that are of key relevance to the WDLP are outlined below. These are derived from the context review and baseline information analyses outlined in Sections 3 and 4 respectively, and will help to guide how the WDLP can help improve the existing situation and minimise any worsening effects. This following section summarises these issues, which are presented here under the headings of economic, social and environmental issues.

Table 4: Sustainability Issues in Wycombe District

Environmental Issues	
1	A large proportion of land in the District is protected by statutory landscape and other designations (including the Chilterns Area of Outstanding Natural Beauty and Metropolitan Green Belt), and therefore it is important that measures to conserve and enhance these assets are effective.
2	There are a large number of listed buildings, conservation areas and other features of historic and archaeological importance in the District, and therefore it is important that measures to protect these heritage assets are effective.
3	The extent of carbon emissions means that the need to deliver new development in as sustainable way as possible taking into account the effects of climate change and minimising contribution to further climate change is a key consideration.
4	The high reliance on car journeys indicates a need for a reduction in the dominance of car journeys for short journeys and improving sustainable transport connections for rural areas.
5	Given the ongoing incidences of air pollution at particular locations in the District, the need to improve air quality, especially in some parts of High Wycombe and areas adjacent to the M40 Motorway, remains a key issue.
6	The extent of road and aircraft noise in certain locations in the District means that the need to address impacts on tranquillity is a key issue.
7	The need to support and enhance the role and importance of Green Infrastructure across the District, to deliver a range of ecosystem services,

	including assisting healthy lifestyles and enhancing biodiversity.
8	Recent flooding incidences, including the summer 2007 floods, mean that flooding is a key issue in the District. This is due both to the extent of the floodplain, particularly in the River Thames floodplain, and the fact that, in Wycombe District, fluvial and groundwater issues are closely connected, due to the chalk aquifers feeding the watercourses. Surface water runoff and sewer flooding also represent potential risks, and therefore the need for suitable and robust drainage and sewerage infrastructure is also a key issue.
9	The need for an improvement of water quality to meet Water Framework Directive standards and fulfil the actions in the River Thames Basin Management Plan is a key issue. This includes the requirement to reach a good ecological value (measured by Good Ecological Status or Good Ecological Potential) and encompasses the quality of physical habitat and its riparian corridor as well as the water quantity and quality that help them to function. It also includes the need to protect groundwater quality by applying restrictions which apply to development within a Source Protection Zone I (SPZI) and the need for protection measures during development to avoid polluting the underlying aquifer.
10	The need to ensure that new development protects and enhances local, national and international sites of importance to biodiversity (e.g. SAC, SSSI, LWC, Nature Reserves) and non-statutory designations for nature conservation and protects identified habitats and species, with no net loss to biodiversity; and where possible results in biodiversity gain.
11	There is a high degree of concern amongst stakeholders and the public about infrastructure provision generally, and the transport network in particular. Therefore this will need to be a key consideration when assessing development options in terms of assessing the provision of transport infrastructure in the area, and the impact on traffic congestion, particularly at existing hotspots, together with any opportunities to mitigate these problems or to enhance the existing level of transport and infrastructure provision.
12	There is a high level of support amongst stakeholders and the public for prioritising the redevelopment of brownfield sites over the development of greenfield sites. This will therefore be a key issue to consider as part of the plan preparation process.
Social Issues	
13	Affordability continues to be an issue, and the provision of affordable housing remains a high priority for the District. Much of the priority is for family-sized accommodation.
14	Whilst the quantum of housing completions has been high in recent years, continued delivery of new housing is required to cater for a rising population and increasing number of households
15	There is an ageing population in the District, indicating that specific forms of housing will need to be provided to cater for this need.
16	Whilst there are some family-owned gypsy and traveller pitches in the District, more need to be provided to cater for identified need.
17	Whilst the economic picture of the District as a whole is better than the regional average, pockets of deprivation exist, especially within parts of High Wycombe.
18	There is an issue of declining services and poor public transport in the rural areas of the District.
19	The need to improve connectivity between different areas of the District, and

	between the District and other areas such as the ThamesValley and Milton Keynes.
20	The need to maintain and improve accessibility of communities to key services and facilities is seen as a key issue.
21	There is a high level of concern amongst key stakeholders and the public over the impact of development on local communities.
Economic Issues	
22	The number of jobs in the District has fallen not just since the onset of the global downturn but also before. There is therefore an important issue about how sustainable economic growth is delivered, and the economic and employment base of the District strengthened given the loss of jobs over recent years.
23	Whilst the unemployment rate in the District has fallen slightly since 2009, it is still higher than at pre-downturn levels. Therefore, the retention of existing businesses in a range of sectors will be a key issue, particularly in the targeted growth sectors.
24	The District contains a highly skilled workforce, but manufacturing employment is in steady decline. The need to retain a broad base of business and employment, to offer a range of posts for job-seekers, is a key issue.
25	The need to protect and promote the District's retail economy and town centres, by ensuring a supply of sites for the projected growth of retail spending whilst protecting and enhancing the District's town centres.
26	The need to regenerate High Wycombe town centre by reducing the quantum of empty shops in the centre and promoting regeneration of key sites and improving the environmental quality of the town centre and delivering the High Wycombe Town Centre Masterplan.
27	Attracting more inward investment into the District is seen as a key objective by stakeholders, to assist with economic growth efforts.
28	Maintaining a healthy rural economy is seen as a key issue in the District's large rural areas.

5.2 As with the Baseline Information and Key Characteristics, these issues will evolve as further information comes to light through the various studies and consultation processes which are taking place as part of the plan preparation process. Where new issues emerge or existing issues are modified, these will be reflected in the SA as it is applied to the various stages of the plan.

6. Developing the SA Framework and Objectives (Stage A4)

6.1 Drawing on the context review, baseline information and issues identified in the previous sections of this report, this section now sets out the identified Sustainability Objectives. The table below outlines these objectives and accompanying indicators and criteria; these cover the three aspects of Sustainability Appraisal: Social, Environmental and Economic impacts. The table also states which SA/SEA issue each objective relates to (set out in the right hand column). The objectives will be used to assess all policies, options and their alternatives.

Table 5: Sustainability Framework

SA/SEA Theme	SA Objective Potential indicators, with targets where appropriate (set out in brackets)	Appraisal criteria	Issue
ENVIRONMENTAL OBJECTIVES			
Biodiversity and Geodiversity	1. To conserve and enhance biodiversity <ul style="list-style-type: none"> • Condition of SSSIs and the site integrity of European sites (improve) • Condition of Local Wildlife Sites (improve) • BAP Priority Habitats/Species (not decrease and ideally increase) • Biodiversity Opportunity Areas (improvement in area and condition of BAP priority habitat within BOAs) • Ancient woodlands – amount and condition (not decrease and worsen; and ideally increase and improve) 	<ul style="list-style-type: none"> • Would the option conserve or enhance sites and habitats, both designated and undesignated, of nature conservation or geodiversity value? • Would the option protect against direct impacts to important habitats and species (e.g. as a result of development in close proximity to a SSSI, locally designated site or other important site such as a biodiversity-rich brownfield site)? • Would the option protect against indirect impacts to important habitats and species including from: <ul style="list-style-type: none"> • Diffuse forms of pollution • Disruption to water resources • Loss of habitat quality in the ‘wider countryside’ (which will increase the ecological isolation of important habitat patches) • Hindrance of natural processes or the active management of semi-natural habitats. • Increased visitor pressure • Would the option have the effect of creating new BAP habitats? • Would the option have the effect of creating wildlife corridors by linking existing habitats? • Would the option have the effect of prejudicing future habitat restoration (e.g. by developing the only land capable of linking two ancient woodland blocks)? • Would the option improve the ecological/wildlife corridor value of rivers? 	9
Landscape and countryside	2. To conserve and enhance the District’s landscape and, in particular, those areas designated for their	<ul style="list-style-type: none"> • Would the option have an adverse impact on designated landscapes (AONB, LLA and AALs), including on tranquillity? • Would the option have an adverse impact on the Metropolitan Green Belt? 	1

SA/SEA Theme	SA Objective Potential indicators, with targets where appropriate (set out in brackets)	Appraisal criteria	Issue
	<p>landscape value.</p> <ul style="list-style-type: none"> • Landscape types and character areas (conserve and enhance) • Changes to open space (not decrease and ideally increase) • Major developments in the Chilterns AONB (minimise) • Major development in the Metropolitan Green Belt (minimise) 	<ul style="list-style-type: none"> • Would the option result in the loss of designated Green Space or other open space of value? • Would the option result in new open spaces being created? • Would the option promote the distinctiveness of landscape character including enhancement where appropriate? 	
Heritage and Townscape	<p>3. To conserve and enhance the District's townscapes and historic environment, and, in particular, those areas designated for their heritage importance:</p> <ul style="list-style-type: none"> • Number of Conservation Areas • Listed buildings • Scheduled Ancient Monuments • Historic Parks and Gardens • Number of assets on the 'at risk' register (decrease) • Proportion of Conservation Areas with up-to-date appraisals and management plans (increase) • Number of locally-listed assets (increase) 	<ul style="list-style-type: none"> • Would the option conserve and enhance heritage and historical features in towns and in the countryside, including historic buildings of historic or architectural interest? • Would the option avoid damage or degradation to designated buildings and areas (Conservation Area, Historic Parks and Gardens, Listed Buildings)? • Would the option safeguard sites and monuments of archaeological importance? • Would the option protect and enhance the settings of valued heritage and historical features? • Would the option improve access to, and broaden understanding of, local heritage, historic sites, areas and buildings? 	2
Water and Flooding	<p>4. To maintain and enhance the quality and quantity of the District's water sources, achieve sustainable water resources management and reduce the risk of flooding</p> <ul style="list-style-type: none"> • Ecological and chemical water quality (improve) • Water use and availability (decrease) 	<ul style="list-style-type: none"> • Would the option be consistent with the objectives of the EU Water Framework Directive? • Would the option encourage the reduction of water consumption? (e.g. promote sustainable design and construction measures that reduce water consumption and result in decreased run-off of polluted water (including during construction phase))? • Would the option protect groundwater resources and minimise abstractions? 	7, 8

SA/SEA Theme	SA Objective Potential indicators, with targets where appropriate (set out in brackets)	Appraisal criteria	Issue
	<p>and increase respectively)</p> <ul style="list-style-type: none"> • Water conservation (increase) • Dwellings reaching a standard of Code for Sustainable Homes Level 3/4 for water efficiency (increase) • Dwellings at risk of flooding, including fluvial and groundwater flooding (decrease) • Amount of new development in areas at risk of flooding (Flood Zones 2 and 3) (not increase) • Number of developments incorporating SUDS (increase) 	<ul style="list-style-type: none"> • Would the option contribute towards improving the chemical and ecological status of rivers (including improving the quality of the physical habitat of the river and its riparian corridor)? • Would the option ensure the provision of adequate water infrastructure to ensure the sustainable supply of water? • Would the option provide infrastructure for the sustainable disposal of sewerage? • Would the option minimise the risk of flooding to people and property? • Would the option reduce the risk to those areas susceptible to flooding? • Would the option avoid development in locations at risk from flooding and mitigate any residual flood risk – including from both fluvial and groundwater flooding - through appropriate measures including through design? • Would the option incorporate Sustainable Urban Drainage Systems (SUDS)? • Would the option incorporate flood proofing measures where appropriate, to alleviate the risk of groundwater flooding (e.g. surface water and sewerage flooding)? 	
Energy efficiency, climate change and waste	<p>5. To reduce contributions to climate change, through (a) sustainable building practices, (b) maximising the potential for renewable energy and energy conservation and (c) promoting sustainable management of waste</p> <ul style="list-style-type: none"> • Installed renewable energy generation (achieve in line with adopted policy in Policy DM17 of the DSA Plan) • Household waste recycling (increase) • Construction, demolition and municipal waste going to landfill (decrease) 	<ul style="list-style-type: none"> • Would the option encourage sustainable, low carbon building practices and design? • Would the option maximise opportunities for recycling and minimising waste? • Would the option help to promote the sustainable management of waste? • Would the option assist the adaptation to climate change and reduce vulnerability to the impacts of climate change? 	3
Best use of land, including soil	<p>6. To improve efficiency in land use through the re-use of previously development land and existing buildings</p> <ul style="list-style-type: none"> • Percentage of development on 	<ul style="list-style-type: none"> • Would the option make the best use of land through the re-use of existing buildings or development on previously developed land? • Would the option contribute towards minimising development on best and most versatile agricultural land? 	11

SA/SEA Theme	SA Objective Potential indicators, with targets where appropriate (set out in brackets)	Appraisal criteria	Issue
	<p>previously developed land (not decrease and ideally increase)</p> <ul style="list-style-type: none"> • Area of best and most versatile land lost to development (zero) • Areas of contaminated land (decrease) 	<ul style="list-style-type: none"> • Would the option involve the remediation or decontamination of land? • Would the option avoid development on contaminated land where remediation is not possible? 	
Transport	<p>7. To deliver transport improvements, improve travel choice and connectivity, reduce the need for travel by car and reduce the negative impact of transport on the environment</p> <ul style="list-style-type: none"> • Accessibility of developments (increase) • Levels of traffic congestion (minimise) • Use of non-car travel modes (increase) • Availability of public transport, particularly in rural areas (improve) • Carbon and other harmful emissions from transport (reduce) • Connectivity between centres (improve) 	<ul style="list-style-type: none"> • Would the option promote good access to sustainable transport, walking and cycling (including distance to nearest bus stop and frequency of service, access to cycle routes, safety of pedestrian access)? • Would the option result in increased levels of traffic congestion? • Would the option encourage modal shift to more sustainable forms of travel? • Would the option reduce car dependency by providing services and facilities accessible by sustainable modes of transport, particularly in rural areas? • Would the option provide transport infrastructure that would contribute and align with strategic schemes as included in local transport policies or strategies (e.g. the Southern Quadrant Transport Strategy)? • Would the option improve connectivity and access between key centres? • Would local transport networks be resilient and adaptable to shocks and impacts? • Would the option reduce carbon and other harmful emissions and waste associated with transport? • Would the option provide an opportunity to address an existing accident hotspot (i.e. improve site-specific road safety)? 	3, 10, 4
SOCIAL OBJECTIVES			
Population - Housing	<p>8. To ensure that existing and future residents have the opportunity to live in a decent home</p> <ul style="list-style-type: none"> • Housing allocations and commitments (meet or exceed the identified housing target) • Housing affordability – average income as a proportion of average house price (improve) 	<ul style="list-style-type: none"> • Would the option contribute towards meeting the overall housing requirements of the District? • Would the option contribute towards the provision of affordable housing in the long-term to meet identified needs? • Would the option contribute towards the provision of appropriate type and mix of homes (including in relation to sizes and tenures), that suit local requirements? • Would the option contribute to the provision of specialist forms of housing, such as for elderly people, people with 	12, 13, 14, 15

SA/SEA Theme	SA Objective Potential indicators, with targets where appropriate (set out in brackets)	Appraisal criteria	Issue
	<ul style="list-style-type: none"> Meeting housing need, including for specialist accommodation (meet the range of need identified) 	<p>disabilities, ethnic minorities, housing for vulnerable people (e.g. homeless people, young people at risk, people affected by domestic violence, people at risk of offending, people at risk of drug and/or alcohol misuse) and Gypsies and travellers, in the long-term, to meet identified needs?</p> <ul style="list-style-type: none"> Would the option contribute towards the provision of homes which are safe for people to live in and not affected by potential noise problems? 	
Accessibility to services and facilities	<p>9. To improve accessibility for everyone to health, education, recreational, cultural and community facilities and services</p> <ul style="list-style-type: none"> Percentage of residents within 500m of key services, including post office, food shop, primary school, child care and healthcare services (increase) Provision of cultural facilities (improve) 	<ul style="list-style-type: none"> Would the option be adequately served by existing services and facilities? Would the option improve the level of accessibility for residents to key services and facilities (eg GP surgeries, primary schools, key employment, shopping and community facilities)? Would it directly provide such facilities? Would the option promote high quality and well used public space, community and cultural facilities? 	17, 19
Place-making – Creating Sustainable Communities	<p>10. To create and sustain vibrant and sustainable communities and to ensure that new development is of a high quality design and reinforces local distinctiveness</p> <ul style="list-style-type: none"> Feedback from Council surveys and Quality Counts tours (improve) Quality of design Location of development relative to communities Proportion of people who live in the worst Super Outputs Areas in relation to barriers to housing and services, crime and living environment and health and disability (decrease) 	<ul style="list-style-type: none"> Would the option maximise the benefits and minimise the disbenefits of development on new and existing communities, including through enhancing community identity, creating new communities, and encouraging integration with existing communities? Would the option direct new development towards those settlements best able to accommodate it? Would the option avoid coalescence and promote development close to existing communities? Would the option promote high quality design and enhance the built environment? Would the option enable the integration of new development into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses? Would the option take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates? Would the option help create places which are locally inspired or otherwise distinctive in character? Would the option provide sufficient and 	16, 20

SA/SEA Theme	SA Objective Potential indicators, with targets where appropriate (set out in brackets)	Appraisal criteria	Issue
		<p>well-integrated parking facilities?</p> <ul style="list-style-type: none"> • Would the option reduce inequalities and encourage social cohesion? • Would the option reduce deprivation in the most deprived areas of the District? • Would the option discourage anti-social behaviour and reduce crime and the fear of crime? • Would option reduce crime and the fear of crime, including through 'designing out crime'? 	
Health	<p>11. To maintain and improve the health, well-being and community cohesion of the population and reduce social deprivation</p> <ul style="list-style-type: none"> • Access to healthcare services (improve) • Levels of air pollution (reduce) • Levels of walking and cycling (increase) • Access to sporting, recreational and leisure facilities (improve) • Access to green infrastructure (improve) • Levels of noise pollution within acceptable limits 	<ul style="list-style-type: none"> • Would the option promote healthy lifestyles by increasing the number of people who are physically active (e.g. number of those walking and cycling)? • Would the option promote healthy and active lifestyles through the protection and provision of sporting, leisure, recreational and community facilities (including ensuring at least no net detriment to the quality and extent to the public right of way network and informal recreational spaces and routes)? • Would the option help reduce deficiencies of open space? Would it enhance access to, local multifunctional open space, green space and green infrastructure? • Would the option reduce the negative impacts of, and enable improvements to, air quality (especially in existing air quality management areas, where EU Limit values have been exceeded, and in areas exposed to high emissions from main roads)? • Would the option improve levels of accessibility to healthcare services? • Would the option provide an acceptable noise climate? 	4, 5, 6
ECONOMIC OBJECTIVES			
A strong and sustainable economy	<p>12. To promote a strong, balanced and sustainable economy</p> <ul style="list-style-type: none"> • Economic activity and employment (increase) • Earnings (increase) • Amount of employment floorspace lost to development • Percentage of empty shop units in designated Town and District Centres (reduce) 	<ul style="list-style-type: none"> • Would the option promote economic growth and competitiveness? • Would the option provide for employment uses? • Would the option result in the loss of employment land that has a potential continued economic role? • Would the option ensure that there are opportunities for employers to access facilities and services that are appropriate to their needs (including different types and sizes of accommodation, flexible employment space, high quality communications and infrastructure)? • Would the option promote a dynamic, diverse retail sector, protecting the 	25

SA/SEA Theme	SA Objective Potential indicators, with targets where appropriate (set out in brackets)	Appraisal criteria	Issue
		their vitality and viability?	
Levels of employment	13. To maintain high and stable levels of employment so that everyone can benefit from economic growth <ul style="list-style-type: none"> • Number of jobs in the District (increase) • Number of District residents unemployed (decrease) • Number of long-term unemployed (decrease) • Pockets of higher unemployment (decrease) 	<ul style="list-style-type: none"> • Would the option provide for employment uses (including a range of employment uses in terms of size, nature and quality)? • Would the option promote employment in areas where unemployment is high? 	21, 23
Education, skills and training	14. To raise educational attainment and develop and maintain a skilled workforce to support long-term competitiveness <ul style="list-style-type: none"> • Provision of education and training facilities (increase) • Percentage of population with no qualifications at NVQ Level 2 equivalent or above (decrease) 	<ul style="list-style-type: none"> • Would the option promote good access to educational and training opportunities for all sectors of the population, particularly amongst deprived communities? • Would the option provide for or result in the loss of training/education facilities? • Would the option encourage and maintain an available and skilled workforce which meets the needs of existing and future employers, reduces skills inequalities, improves opportunities and facilities for all types of learning, and helps address skills shortages? 	23
Business and economic development	15. To retain existing businesses while having a sector focus to develop new business in the area <ul style="list-style-type: none"> • Diversity of economic sectors (not decrease and ideally increase) • Amount of new VAT-registered businesses set up in the District (not decrease and ideally increase) • Level of inward investment (increase) 	<ul style="list-style-type: none"> • Would the option enable the growth and retention of existing businesses? • Would the option help foster new businesses to form? • Would the option maintain and support the District's diverse economy whilst supporting its resilience? • Would the option encourage inward investment? • Would the option help develop new businesses to the area from the target sectors (Life Sciences/Biopharma/Medical devices, Software/IT Security/Telecom Equipment, Advanced engineering, food and drink)? • Would the option help develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities? 	26, 27, 22

SA/SEA Theme	SA Objective Potential indicators, with targets where appropriate (set out in brackets)	Appraisal criteria	Issue
		<ul style="list-style-type: none"> • Would the option enhance the rural economy, and help economies thrive in market towns and villages? • Would the option help promote sustainable tourism? 	

7. Proposals for the structure and level of detail of the SA Report

- 7.1 A key stage in the SA process will be carrying out the appraisals of the various options for vision, strategy, and policy/site options. This assessment will enable a full understanding of the likely significant effects of the plan, whilst these options and policies are consulted upon concurrently.
- 7.2 One of the key elements of the SEA and SA process is to assess reasonable alternatives. Therefore a matrix approach will be adopted whereby a range of reasonable alternatives will be set out for each objective of the plan, and each one assessed under the SA Framework set out. This assessment will look at likely impacts arising from the testing of each alternative against the sustainability objectives set out above.
- 7.3 The SA Reports will follow the model of the Overview and Audit Report which formed an appendix to the SA Report for the DSA Plan. It provided matrices setting out the reasons for selecting the alternatives, and providing commentary on the assessment of each option from the SA; as well as setting out the reasons for the development of the policies in the plan (incorporating the results of the SA and other factors, such as consultation feedback). Following this approach in the SA for the WDLP, this will show how the SA process has informed the decision-making on the various elements of the plan.
- 7.4 The matrix approach described above will be followed in presenting the assessments of the following elements of the plan:
- Overall plan objectives
 - Alternative scales of growth
 - Alternative distribution/apportionment options
 - Alternative reasonable locations
 - Site assessments – the site appraisal process will be closely linked to the SA process, and the SA objectives will be used to help inform the criteria against which individual sites are appraised.
 - Development Management topic policy assessments where appropriate – it may not be appropriate to appraise each individual policy as they do not define alternative outcomes but rather secure the necessary mitigation to address any significant adverse effects identified by the SA process.
 - Neighbourhood Plans – whilst not within the scope of this report, the methodology described in this report will also be capable of being used in the production of SA Reports to accompany any future Neighbourhood Plans which may be prepared arising from the policies or objectives contained within the WDLP.

Methodology for assessments:

- 7.5 The methodology for individual assessments is that:

- Each option/policy/site is assessed for its effects, whether it is a major/minor positive, neutral, uncertain or major/minor negative effect.
- Assessment is made on the grounds of: the likelihood of the effect, the scale of the effect, whether it is temporary/permanent, and whether it would be a short, medium or long-term effect.
- Commentary will be given on the prospects for mitigation of any negative effects identified, or enhancement of any effects.
- A summary of the effect is presented.
- Summaries of overall effects of each option.
- General comments are made in relation to the nature of the effect under each assessment.
- Use of colour-coding to highlight negative (two shades of red to be used), neutral (blue) and positive (two different shades of green).
- Comments should be provided to justify the assessment of effects. However, these should be made in relation to the general objective rather than detailed analysis against each and every indicator – the indicators should be used only to assist in making the judgements.

Table 6: Suggested template for SA matrices

Sustainability Objective	Option A	Option B
1. Biodiversity and Geodiversity	X Commentary including reasons for score and comments on mitigation/enhancement opportunities....	XX Commentary including reasons for score and comments on mitigation/enhancement opportunities....
2. Landscape and Countryside	etc	etc
etc		

Signposting requirements of the SEA Directive

7.6 The SA Report and Interim SA Reports will signpost information required by the SEA Directive, through the use of the following table, which will be completed in the SA Reports.

Table 7: Signposting requirements of the SEA Directive (Annex I – Information referred to in Article 5(1))

NB These are also the requirements which are listed in Schedule 2 of the SEA Regulations 2004

Requirement	Where this is found in the document
An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and	

programmes	
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	
The environmental characteristics of areas likely to be significantly affected	
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	
The environmental protection objectives, established at international, community or member state level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	
The likely significant effects* on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. * - these effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the	

environment of implementing the programme	
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	
A description of the measures envisaged concerning monitoring in accordance with Article 10	
A non-technical summary of the information provided under the above headings	

8. Consultation Summary and Next Steps

8.1 The draft SA Scoping Report was published for consultation on 10th July 2013, for a six-week period. This consultation period closed on 21st August 2013, and during that time eight responses were received. These included responses from all three 'SA bodies':

- the Environment Agency,
- English Heritage and
- Natural England.

8.2 Additionally, responses were received from the following bodies:

- Chilterns Conservation Board,
- Berkshire, Buckinghamshire and Oxfordshire Wildlife Trusts;
- Wooburn and Bourne End Parish Council;
- Future of Our Village Forum (Bourne End); and
- Lacey Green Parish Community Planning Group.

8.3 The responses were generally supportive of the overall approach and methodology set out in the draft report. A number of changes and additions were proposed to the report content, and particularly to the sections on the sustainability characteristics, issues and SA framework, as well as the appendices relating to related plans, programmes and strategies and baseline information. Most of these suggestions have been taken on board and reflected in changes to the final report.

8.4 In summary, content has been added in the following areas:

- Sustainability Characteristics table – additional content added relating to:
 - groundwater and fluvial flooding;
 - key transport schemes in the pipeline in and around the District;
 - tranquillity issues; and
 - heritage issues and information;
- Sustainability Issues table – additional content relating to:
 - Groundwater flooding
 - Benefits to biodiversity of Green Infrastructure;

- Ecological value of rivers and protection of groundwater sources;
 - Sustainability Appraisal Framework – additional/adjusted content relating to:
 - Opportunities for future habitat restoration;
 - Assessing the ecological and wildlife corridor value of rivers, and the ecological status of rivers;
 - Assessing the impact of Increased visitor pressure in relation to ecologically important sites
 - Potential indicators added in relation to the condition of Local Wildlife Sites and Biodiversity Opportunity Areas;
 - Addition of references to tranquillity issues;
 - Addition of wording to ‘conserve and enhance’ townscapes, to ensure consistency of approach with national policy and guidance;
 - Reference to water quantity as well as water quality;
 - Content on avoiding detriment to the public right of way network and informal recreation space in assessing whether options promote healthy and active lifestyles;
 - Assessing the opportunities for options to improve access to, and broaden understanding of, local heritage, historic sites, areas and buildings.
 - References in Appendix A and B added to highlight the following documents:
 - Groundwater Protection: Principles and Practice
 - Thames Water Draft Water Resources Management Plan
 - Biodiversity Opportunity Areas in Bucks
 - Bucks and MK Historic Landscape Characterisation
 - Strategic Flood Risk Assessment
 - River Wye Advice Note
 - Wildlife and countryside Act 1981
 - Natural Environment and Rural Communities Act 2006
 - Granada Convention
 - Valetta Convention
 - Natural England’s National Character Area Profiles
 - Lacey Green Parish Plan
 - Bourne End Community-Led Plan
 - Information outlined in Appendix C amended in relation to:
 - Heritage figures, e.g. Heritage at Risk register, locally-listed buildings;
 - Correction of figure relating to area designated as Parks and Gardens of Special Historic Interest.
- 8.5 In terms of next steps, the SA framework as outlined in this report will be used to carry out the appraisals of the various options being considered as part of the WDLP process. This will include the growth options, strategic directions of growth options, site allocations and individual policies where appropriate.
- 8.6 During the preparation of the WDLP, a range of technical studies and further statistical information will be published which will be of relevance to the SA framework. Therefore, an update to the Baseline Information will be prepared to be included at a later stage in the process.

Appendix A: Commentary on keyplans, programmes and strategies

Sustainable Community Strategy for Wycombe District 2009-2026 (Bucks Strategic Partnership , 2009)

Although not a land use planning document, this is a key document guiding the WDLP. It is the overarching, long-term plan for Wycombe District, and provides a framework to help partner organisations to work towards. It is grouped around the following key themes:

- Thriving economy
- Sustainable environment
- Safe communities
- Health and wellbeing
- Cohesive and strong communities.

Three cross-cutting themes were also identified:

- Responding to demographic change
- Addressing inequalities
- Personal responsibility

Each thematic section sets out aims to achieve and how each theme relates to each other.

The SCS was prepared in 2009 by the Wycombe Partnership, and was prepared through joint work alongside other districts in Bucks and the County Council. It is therefore part of the Bucks SCS 'family'.

The Wycombe Partnership is currently in the process of "refreshing" the SCS, and the new version which emerges will form a key component in influencing the vision and objectives of the WDLP.

Buckinghamshire Joint Strategic Needs Assessment (2010) and Health and Wellbeing Strategy 2013-16 (Bucks Health and Wellbeing Board, 2013)

This document sets out the strategic objectives of the Buckinghamshire Health and Wellbeing Board. This is the partnership organisation which is tasked with promoting the health and wellbeing of residents, including co-ordinating a Joint Strategic Needs Assessment (JSNA) to understand the health and wellbeing needs of the area; determining the priorities of the strategy; promote integration across different areas and to co-ordinate the delivery of priorities.

The JSNA sets out the health profile and objectives for the District, and the Health and Wellbeing Strategy sets out a number of key goals, one of which is to increase the number of people who are physical active.

Local Transport Plan 3 (Transport for Buckinghamshire, April 2011)

Local Transport Plan 3 (LTP3) is published by Transport for Buckinghamshire, for Buckinghamshire County Council (the transport authority for the area). It sets out its policies, strategies and the way it will priorities improvements to address transport-related challenges and issues. The plan is accompanied by an implementation plan and sets out a number of key themes for which it has a number of objectives:

- I. Thriving economy
 - a. Maintain or improve reliability of journey times on key routes
 - b. Improve connectivity and access between key centres

- c. Deliver transport improvements to support and facilitate sustainable housing and employment growth
- d. Ensure local transport networks are resilient and adaptable to shocks and impacts;
- 2. Sustainable environment
 - a. Reduce the need to travel
 - b. Increase proportion of people travelling by low emission mode of transport
 - c. Protect, improve and maintain the local environment
 - d. Reduce carbon emissions and waste associated with the transport authority
- 3. Safe communities
 - a. Reduce the risk of death or injury on the county's roads
 - b. Reduce crime, fear of crime and anti-social behaviour on the transport network
- 4. Cohesive and strong communities
 - a. Enables disadvantaged people to access employment sites and opportunities
 - b. Enables disadvantaged people to access key services and facilities
 - c. Encourage and support the delivery and planning of local transport services by local groups, communities and individuals

The strategy and objectives within the new LTP will need to inform the objectives set for the WDLP. The strategy enforces the importance of reduction in the need to travel, use and access to public transport and sustainable modes of travel (specifically improvements to walking and cycling links) and to provide transport connections that meet the needs of young and old residents (with an ageing population). The Plan will need to consider its implications on the Local Transport Plan with the objectives of improving road safety, parking provision, tackling congestion hotspots and improving air quality. Any future review of the LTP will need to consider the objectives of the WDLP and take into account any changes and strategies such as the localisation and distribution of growth that may impact upon new infrastructure requirements.

The LTP will include a number of local area action plans, which are currently being produced. One local area strategy has been published, the Southern Quadrant Transport Strategy.

Southern Quadrant Transport Strategy (Buckinghamshire County Council, December 2012)

The Southern Quadrant Transport Strategy (SQTS) sets out a ten year vision for transport in the southern area of High Wycombe. The SQTS responds to a series of development proposals on the south side of High Wycombe. It establishes priorities and schemes that will deliver positive benefits for all, supporting District Council land use planning. The SQTS sets out the strategy and how it will deal effectively with increasing travel demands forecast for the area.

Chilterns AONB Management Plan (Chilterns Conservation Board, November 2008)

The Chilterns AONB Management Plan is a statutory document (under the Countryside and Rights of Way Act 2000) produced by the Chilterns Conservation

Board to set out how the board intends to manage the AONB and carry out its functions therein. Such plans must be reviewed at least very five years.

The most recent plan, published in 2008, looks at the key issues facing the AONB and the management policies and actions needed. It also includes a delivery framework and a framework for action.

The vision for the Chilterns outlined in the plan revolves around the following themes:

- Landscape
- Farming and forestry
- Biodiversity
- Water environment
- Historic environment
- Development
- Understanding and enjoyment
- Social and economic wellbeing
- Climate change
- Implementation and monitoring

The plan contains a large number of policies, all of which are of relevance. However,, those of particular importance to the WDLP include:

- In relation to Landscape:
 - Resist developments which detract from the Chilterns' special character (Policy L3);
 - Enhance the landscape by restoring degraded landscapes, and encouraging the removal or mitigation of intrusive developments and features (L4);
 - Ensure the impact of development adjacent to the AONB is sympathetic to the character of the Chilterns and maintains the quality of views from it and of it (L5);
 - Conserve and enhance the distinctive character of buildings, rural settlements and their landscape setting; (L6);
 - Manage landscapes close to existing and new areas of development so as to be capable of absorbing higher levels of recreation whilst maintaining local character and biodiversity interest (L8); and
 - The design and management of transport infrastructure and services should conserve and enhance the natural beauty of the Chilterns and reduce their harmful impacts including greenhouse gases (L11).
- In relation to Biodiversity:
 - Support management and protection of all designated wildlife sites and European protected species to maintain favourable status (NC2);
 - Promote management of non-designated sites to enhance their value for biodiversity (NC3);
 - Maximise the area covered by environmental land management agreements (NC5);
 - Develop landscape-scale approaches to buffer, extend and link fragmented sites of nature conservation importance (NC6);
 - Promote the improved management for conservation of farmland habitats, hedgerows, ancient woodland, veteran trees, arable plant communities and common land (NC9).
- In relation to Social and Economic well-being:

- Support an increase in the provision of affordable housing which respects local landscape and settlement character (SE1);
- Promote the provision and use of public transport to assist local people to gain access to services and facilities (SE2);
- Promote the rural economy by supporting rural diversification and innovation which add value to local products and services which contribute to environmental sustainability (SE3).
- In relation to Development:
 - Conserve and enhance the natural beauty of the Chilterns AONB, by reinforcing the local distinctiveness of the built environment (D1);
 - Seek enhancement of the quality of the landscape of the AONB by the removal or mitigation of existing visually intrusive developments (D6);
 - Pursue opportunities for landscape improvement and creation of green space (green infrastructure) when development is proposed in, or adjacent to, the boundaries of the AONB (D7);
 - Encourage appropriate densities on new housing developments which reflect the local context, whilst having regard to the special qualities of the AONB and to policies in Development Plans (D9);
 - Encourage appropriate development, especially on previously developed land, that will improve the economic, social and environmental well-being of the area, whilst having regard to the special qualities of the AONB (D8);
 - Encourage the use of renewable energy in appropriate circumstances, and particularly of wood fuel, solar, hydro-power and ground source heat pumps (D10).

The Chilterns Conservation Board is currently reviewing this management plan and will be publishing a draft revised plan for consultation in September 2013. This revised plan will cover the period 2014-18, and the WDLP will clearly need to take account of this evolving review and of any significant changes being incorporated therein. In the meantime, the existing plan and, particularly, the themes and policies set out above, will need to be considered by the WDLP and the SA process.

***Buckinghamshire and Milton Keynes Biodiversity Action Plan (BAP)
(Buckinghamshire Biodiversity Partnership, 2009)***

This plan described how the wildlife of Buckinghamshire is going to be enhanced and protected over a ten year period, and is divided into sections called Habitat Action Plans, each one of which details a specific habitat that is found in the county. For each habitat type, there are particular targets covering the following categories:

- Maintaining extent
- Achieving condition
- Restoration of degraded habitat
- Creation of new habitat

The Habitat Action Plans include those in relation to:

- Arable Field Margins
- Chalk Rivers
- Earth Heritage
- Eutrophic Standing Water
- Hedgerows
- Lowland Calcareous Grassland

- Lowland Heathland
- Lowland Meadows
- Lowland Wood Pasture and Parkland
- Ponds
- Reedbeds
- Rivers and streams
- Traditional orchards
- Woodlands

All of these are present in Wycombe District, and therefore the plan needs to take account of the issues and actions outlined in these Habitat Action Plans.

Biodiversity Opportunity Areas in Buckinghamshire and Milton Keynes

Biodiversity Opportunity Areas (BOAs) are the most important areas for biodiversity in the county. Buckinghamshire and Milton Keynes Biodiversity Partnership (BMKBP) is developing a vision for delivering Buckinghamshire's Biodiversity Action Plan (BAP) through a focus on Biodiversity Opportunity Areas (BOAs). BOAs represent a targeted landscape-scale approach to conserving biodiversity and are the basis for an ecological network. They indicate areas where there are substantial opportunities to make positive changes for biodiversity, and should be used to inform conservation strategies and place planning.

BOAs will have multiple benefits: improving the natural environment and providing quality areas in which people want to live and work. A wide range of organisations and individuals will have a role to play in making the ecological network a reality.

Wycombe District Landscape Character Assessment (Land Use Consultants, October 2011)

This document, which was prepared for Buckinghamshire County Council and WDC, was published to provide a greater understanding of the landscape character of Wycombe District which can be used to influence and inform policy and planning and management actions. It sets out the characterisation of the different landscape types across the District and the actions and issues pertaining to each typology. Landscape guidelines are provided for each landscape typology.

Buckinghamshire & Milton Keynes Historic Landscape Characterisation (County Archaeological Service, 2006)

This document looks at the present-day landscape and shows how it has been influenced by patterns established long ago. It helps explain how and why the landscape looks as it does, how old different landscapes are and how they have changed. The study provides a robust basis for making value judgements (e.g. about sensitivity or capacity for change).

Natural England's National Character Area Profiles –Chilterns (110)

This report sets out a portrait of the environmental quality and constraints in the Chilterns Natural Character Area. It describes the key characteristics of the area, including waterways, topography, landscape, agricultural quality and woodlands. The profile states that the area offers relative tranquillity, including along parts of the Chilterns escarpment. However, it states that transport corridors, such as motorways and aircraft noise, impact negatively on tranquillity in localised areas.

The profile sets out a number of statements of environmental opportunity, which include the following proposed objectives:

- Manage the wooded landscape, the woodlands (including internationally important Chilterns beechwoods), hedgerows, commons and parklands with the aims of conserving the enhancing biodiversity and the historic landscape and its significant features; maximising the potential for recreation; and securing sustainable production of biomass and timber;
- In pockets of historic land use where natural and cultural heritage are both particularly rich, aim to restore and strengthen the historic landscape, ecological resilience and heterogeneity, and to conserve soils. Ensure that species-rich habitats are conserved and extended, including internationally important species-rich Chiltern downland;
- Conserve the Chilterns' groundwater resource, River Thames and chalk streams by working in partnership to tackle inter-related issues at a catchment scale and also across the water supply network area. Seek to secure, now and in the future, sustainable water use and thriving flood plain landscapes that are valued by the public; and
- Enhance local distinctiveness and create or enhance green infrastructure within existing settlements and through new development, particularly in relation to the urban fringe. Ensure that communities can enjoy good access to the countryside.

The information provided in the report provides a useful contribution to the baseline information on the area, and the SA framework will need to take account of the objectives set out in the profile.

Buckinghamshire Green Infrastructure Delivery Plan – Draft for Consultation (Land Use Consultants for the Bucks Natural Environment Partnership, June 2013)

This document, which follows on from the Bucks Green Infrastructure Strategy, published by the County Council in 2009, sets out the key issues and opportunities for improving access to Green Infrastructure in Wycombe District. The key objectives it sets out include the following:

- River Wye: Enhance biodiversity, habitat connectivity and non-motorised access along the River Wye. Improve management of open spaces along the river to maximise their ecological and educational value, and to enhance the river environment;
- Improve existing strategic access links where necessary and appropriate, e.g. through improved surfacing, planting or interpretation;
- Connect urban fringe habitats: Improve habitat connectivity along the urban fringe and between town and countryside (including GommValley) through appropriate management and planting of road verges, hedges and woodlands as appropriate;
- Daws Hill: Retain and enhance existing access link between High Wycombe town, Daws Hill and the wider countryside through sensitive improvements/upgrades where appropriate. Maintain and improve habitat connectivity along access link;
- Little Marlow Gravel Pits improvement areas: Improve the LMGP for both wildlife and informal recreation. Retain and improve existing habitats,

- Urban areas: 'Greening the Town': alleviate flood risk, combat urban heating and improve green links by increasing tree cover and by taking opportunities through new developments (e.g. green roofs).

Housing Strategy 2009-14 (WDC, May 2009)

The District Council's housing strategy sets out the vision and objectives in relation to housing. It includes a number of objectives which are of direct relevance to the WDLP, including:

- Ensure appropriate levels of new home building across the District;
- Maximise development of affordable housing within the overall district provision;
- Increase housing choices.

EU Water Framework Directive and Water for Life and Livelihoods: River Basin Management Plan - Thames River Basin District (Environment Agency, December 2009)

This is a plan prepared by the Environment Agency under the Water Framework Directive, which requires all EU nations to manage the water environment to consistent standards. As well as the overall goal of 'Good' ecological status, the Water Framework Directive also requires that there be no deterioration in ecological status, irrespective of whether that status is 'Good' or not.

The Thames River Basin Management Plan focuses on the protection, improvement and sustainable use of the water environment. The plan sets out the pressures on the region's water bodies, the state of the water environment now, including surface water bodies and groundwater bodies, and actions to improve the water environment by 2015, as required by the Directive. The plan identified how river basin management can help improve the ecological status (quantity, quality and ecology) of water bodies, and states that planning policies should reflect its objectives. A further Environment Agency document, Groundwater Protection: Principles and Practice (GP3) November 2012, Version 1, details the restrictions that apply to developments within a Source Protection Zone I (SPZI), e.g. cemetery developments and underground storage of hazardous substances.

The Environment Agency is currently in the process of updating its river basin management plans. The WDLP and SA process will need to take account of the updates to this document.

The Thames and South Chilterns Catchment Abstraction Management Strategy (Environment Agency, March 2007)

This document, published by the Environment Agency in March 2007, assesses water availability, determining how much water can be abstracted whilst leaving sufficient water within the environment to meet its ecological needs. The strategy identified the Wycombe area as being 'over-licensed' meaning that any licences for abstraction granted in this area would be subject to restrictions at low flows, calling for a reduction in or cessation of abstraction during such times. Therefore, water will be available only during periods of high flow.

The plan outlines how the major urban areas in the catchment area, including High Wycombe, are experiencing significant growth and development increasing the

demand for water resources across the catchment. It states that Thames Water Utilities Ltd is re-evaluating the requirements for a major water resource development in the Upper Thames area and looking at various options including a reservoir south west of Abingdon, which would abstract water from the River Thames.

The WDLP will clearly have to take this strategy into consideration in allocating areas for growth and allocating particular sites for development.

Wycombe District Strategic Flood Risk Assessment (SFRA) Level 1; Jacobs for WDC (2008)

This document sets out the risk of flooding from rivers and other sources of flooding, assesses the impact of climate change on flood risk and makes recommendations for mitigating against flooding. The report delineates the District into zones of low, medium and high probability of fluvial flooding, based on existing available information provided by the Environment Agency. Amongst its other key findings are evidence of flooding from other sources, including groundwater flooding, the surcharging of the underground sewer system, the blockage of culverts and gullies (which results in overland flow) and surface water flooding. The findings of the report have already been used in the decision-making and policy drafting, most notably in Policy DM17 (Planning for Flood Risk Management) of the recently-adopted DSA Plan.

WDC is currently in the process of updating the SFRA, and this update will inform the production of the WDLP. The updated SFRA will incorporate any changes of baseline data relating to fluvial and other sources of flooding, including recent studies identifying the extent of potential groundwater flooding and a surface run-off management plan produced for High Wycombe. This will be completed over the coming months, and outputs from the new report will be incorporated into the SA process. WDC is also supporting Buckinghamshire County Council to establish a new SUDS approval board, which will assess drainage plans in new development.

Draft Water Resources Management Plan 2015-40, Thames Water (2013)

This document was published for consultation by Thames Water in May 2013. It sets out the company's plans for the next 25 years and looks at the forecast water demand compared with resources available. The plan focuses on measures such as implementing demand management solutions for the period to 2020, including reducing leakage. For the period following that the plan is to progressively meter properties outside London and introduce new pricing bands aimed at encouraging efficient water use. A statement of response on the draft plan is set to be published in October.

Similarly, the WDLP process will clearly need to take into account this response, together with the final plan, and WDC will clearly have to work closely with Thames Water and other infrastructure providers to ensure that the growth brought about by the WDLP is planned alongside the provision of sufficient water infrastructure. Policy DM18 (Carbon Reduction and Water Efficiency) of the recently-adopted DSA Plan stipulates that new developments should be designed to a water efficiency standard to contribute towards a sustainable use of water standards by reducing demand.

Plan for Sustainable Economic Growth in the Entrepreneurial Heart of Britain (BucksThamesValley Local Enterprise Partnership, November 2012)

This document, produced by the Buckinghamshire Thames Valley LEP, paints a portrait of the current economic performance of the LEP area. Its findings include that:

- economic inactivity is comparatively low in the county,
- Buckinghamshire's incidence of deprivation and worklessness is increasing, with the claimant count across the ten wards with the highest levels of worklessness having risen to a new high of 1,683
- The county is a small-firm economy with the highest proportion of firms employing fewer than five people
- Bucks has the second lowest proportion of residents living and working within its boundaries of any county council area. However, commuting within Bucks is more common than commuting to other parts of the country.
- Housing in Buckinghamshire remains among the most expensive in the country and least affordable.
- With the presence of significant environmental constraints, some parts of Bucks do suffer from a lack of suitable employment land.

Collectively, the plan states that the legacy of systematic under-investment in the county, combined with some of the local barriers to growth, are having a negative impact on the productivity of indigenous firms, impacting on the industrial structure of the county, and resulting in fewer people benefiting from Buckinghamshire's prosperity.

Key feedback from businesses outlines the following issues (amongst others):

- Limited development sites, particularly in the south of the county;
- Businesses consider Buckinghamshire's quality of road infrastructure to be a major problem;
- Congestion issues, particularly in and around key towns;
- Pressure from developers keen to convert employment land over to housing;
- A relatively large amount of aged vacant commercial property, and relatively poor at bringing forward new developments;
- Businesses need help to engage in the planning system
- A shortage of affordable housing, especially in the south of the county
- Businesses see high-speed and reliable broadband connectivity as a key enabling infrastructure;
- A shortage of incubation space, capable of supporting small knowledge-based start-ups

The plan sets out a number of key objectives from this analysis:

- We will stimulate more smart sustainable business growth
- We will bring forward the necessary business-critical infrastructure
- We will secure the Inward Investment needed to underpin growth
- We will ensure the supply of the skilled, flexible workforce needed by our firms.

Particular schemes and objectives identified include:

- Make our major transport infrastructure fit for our economic purpose
- Ensure housing growth develops appropriately to meet the needs of business

These are clearly key issues for the WDLP and SA process to consider.

Wycombe Economic Development Growth Strategy and Tactical Plan (WDC, February 2012)

This document, published by WDC, sets out the Council's high-level ambition for economic development to support and facilitate the creation of up to 2,000 local new jobs by March 2016. To support this aim, the plan prioritises three objectives:

- Encourage inward investment to attract larger companies (with the capacity to employ 200+ staff)
- Tackle the skills agenda
- Retain existing businesses while having a sector focus to develop new business in the area.

The plan focuses a primary focus on the medium and larger businesses where focused interaction will result in the most effective opportunities to achieve the aim of jobs growth. Within this primary focus, it is proposed that priority is placed on the sectors which have the most capacity to grow, namely:

- Life sciences/Biopharma/Medical devices;
- Software/IT Security/Telecom equipment;
- Advanced engineering;
- Food & drink.

This does not mean that the Council will ignore or not work with businesses who operate in other sectors. But it means it will focus on these sectors that have the greatest capacity to increase the jobs of the scale now required.

Appendix B: Full table of other Strategies, Plans and Programmes

International	
Strategy / Plan	Comments
International	
European Air Quality Directive - 96/62/EC ambient air quality assessment and management http://europa.eu.int/smartapi/cgi/sga_doc?smartapi!celexapi!prod!CELEXnumdoc&lg=en&numdoc=31996L0062&model=guichett	The Air Quality Framework Directive stipulates that in zones and agglomerations in which levels of one of more pollutants exceed certain limit values. Member States shall prepare and implement a plan or programme for attaining the limit value within the specific time limit. In zones and agglomerations, where the level of more than one pollutant is higher than the limited values, MemberState must provide an integrated plan covering all the pollutants concerned. The main purpose of these plans is to improve air quality. Aims to avoid, prevent, or reduce concentrations of harmful air pollutants and limit values and / or alert thresholds set for ambient air pollution levels Make information on ambient air quality available to the public.
European Birds Directive (1979) http://www.birdlife.org/eu/birds_directive.html	Prevent or avoid destruction and pollution of bird habitats of certain identified species and designate Special Protection Areas.
European Energy Directive 2002/91/EC Performance of Buildings (2002) http://europa.eu.int/eur-lex/pri/en/oj/dat/2003/l_001/l_00120030104en00650071.pdf	Promote increased energy efficiency of buildings within the community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost-effectiveness. No specific targets. Encourages member states to take necessary measures to ensure that minimum energy performance requirements for buildings are set. Promote awareness of energy efficiency of buildings within policies.
European Habitats Directive (92/43/EEC) http://europa.eu.int/eur-lex/en/consleg/pdf/1992/en_1992L0043_do_001.pdf	To promote the maintenance of biodiversity by requiring Member States to take measures to maintain or restore natural habitats and wild species at a favourable conservation status, introducing robust protection for those habitats and species of European importance. Conserve threatened habitats and species Designate Special Areas of Conservation Encourage the management of features of the landscape which are of major importance for wild fauna and flora.
European Nitrates Directive (91/676/EC) www.defra.gov.uk/environment/water/quality/nitrate/directive.htm	The Nitrates Directive aims to reduce water pollution caused or induced by nitrates from agricultural sources and preventing further such pollution.
European Water Framework Directive (2000/60/EC) http://europa.eu.int/eur-lex/pri/en/oj/dat/2000/l_327/l_32720001222en00010072.pdf	The directive seeks to establish a structured framework for action in the field of water quality: <ul style="list-style-type: none"> ▪ Maintain and enhance the aquatic environment, particularly water quality ▪ Protect and enhance the status of aquatic ecosystems and, the water needs of terrestrial ecosystems and wetlands ▪ Promote sustainable water use based on a long-term protection of available water resources ▪ Protect and enhance the aquatic environment through specific measures for the progressive reduction and cessation of discharges, emissions and losses of priority substances. <ul style="list-style-type: none"> ▪ Progressive reduction of pollution of groundwater and prevention of further pollution Requires all inland and coastal waters to reach "good status" by 2015. This is much more rigorous than current water quality standards and it is estimated that approx. 95% of water bodies are at risk of failing to reach "good status". The Water Framework Directive management plans have taken into account the impact on aquatic ecosystems of a much wider range of pressures than previously considered including new development. This must inform the Plan's environmental objectives. The plan and policies will adhere to the European Water Framework Directive and the objectives considered within the framework. Wycombe falls within the ThamesBasin catchment area.
European Spatial Development Perspective - http://europa.eu.int/com/m/environment/forum/sp	Aim - European Spatial Development Perspective (ESDP) has been developed aiming at ensuring coherence and complementarities of the spatial development strategies of the Member States as well as at discussing spatial planning aspects of EU policies. Objectives – Promote functional and social diversity in urban areas, to combat the social exclusion and reuse

Strategy / Plan	Comments
<p>atreport_en.pdf</p> <p>European Council 1999</p>	<p>areas in crisis and derelict industrial land Manage waste and resources such a water soil and energy intelligently, safeguarding the natural and cultural heritage and expanding natural areas Increase accessibility to services and facilities using efficient and non-polluting transport Promote multifunctional agriculture that emphasises quality (food safety, local products, country tourism, development of heritage and landscapes, use of renewable energy) Provide an integrated transport system, particularly related to public transport. Conserve sustainable use of biodiversity Preserve and restore of landscapes and heritage Manage surface and ground-water, including use, flooding and drought. No targets specified. Acknowledge objectives of the Perspective and promote the awareness of objectives.</p>
<p>European Sustainable Development Strategy</p> <p>European Council 2006</p>	<p>The new Sustainable Development Strategy identifies seven challenges for a sustainable Europe, in particular social inclusion, global sustainable development, climate change mitigation and sustainable production and consumption. It reaffirms the key principles that should guide sustainable development at the EU level, namely the promotion of fundamental rights, the precautionary principle and the polluter-pays principle. Limit climate change and increase the use of clean energy Address threats to public health (e.g. hazardous chemicals, food safety) Combat poverty and social exclusion Address the economic and social constraints of an ageing society Manage natural resources more responsibly (including biodiversity and waste generation). Improve the transport system and land use management</p>
<p>Johannesburg Declaration on Sustainable Development (2002) - http://www.un.org/esa/sustdev/documents/WSSD_POI_PD/English/POI_PD.htm</p>	<p>Aim -The World Summit on Sustainable Development represents a reaffirmation of international commitment to sustainable development coming 30 years after the Stockholm commitment to tackle environmental degradation and ten years after the Rio summit and Declaration of 1992. Objectives – Global poverty eradication Promote sustainable patterns of consumption and production Protect and manage the natural resource base of economic and social development No specified targets. Many of the commitments are followed up and elaborated in more detail in UK guidance and legislation including PPG's and PPS's. The LDDs and supporting SAs should reflect the goals and objectives of these commitments.</p>
<p>Kyoto Protocol to the UN Framework on Climate Change (1992) - http://unfccc.int/resource/docs/convkp/kpeng.html</p>	<p>Aim - that nothing less than a transformation of our attitudes and behaviour would bring about the necessary changes Objective Stabilise concentrations of greenhouse gases in the atmosphere at a level that will not cause unnatural variations in the Earth's climate. Protect and restore the structure and functioning of natural systems, halt the loss of biodiversity, and protect soils against erosion and pollution Reduce green house gas emissions by at least 5% below 1990 levels by 2008 – 12, and 20% reduction by 2020 (as agreed by Kyoto Protocol); Reduce quantity of waste going to final disposal by around 20% on 2000 levels by 2010. Informs national legislation and targets and presents a global perspective. The SA and LDDs can play a role in assisting in meeting the targets.</p>
<p>“Our life insurance, our natural capital: an EU Biodiversity Strategy to 2020”</p> <p>European Council May 2011</p> <p>http://ec.europa.eu/environment/nature/biodiversity/com2006/2020.htm</p>	<p>The strategy is in line with the EU's international commitments under the UN convention on biological diversity, which include a set of global targets for 2020. It also aims to meet the targets set by the EU's resource-efficient Europe initiative. An EU-level approach is needed to help governments coordinate their actions to address a shared problem. It will build on the Natura 2000 network of 25 000 nature-protection areas, which cover 18% of the EU. Six priority targets and related measures. These are aimed at: -enforcing EU laws protecting birds and habitats -maintaining and improving ecosystems - restoring at least 15% of areas that have been damaged -getting farming and forestry to help improve biodiversity -ensuring sustainable use of fisheries resources by reducing catches to scientifically determined limits by 2015 - 88% of the EU's fish stocks are currently over-exploited or are significantly depleted -combating alien species that invade habitats - and currently threaten 22% of the EU's indigenous species -stepping up the EU's contribution to preventing global biodiversity loss</p>

Strategy / Plan	Comments
Ramsar Convention on Wetlands of International Importance (1971) - http://www.ramsar.org/	<p>Aims – The Convention on Wetlands is an intergovernmental treaty which provides the framework for national action and international co-operation for the conservation and wise use of wetlands and their resources.</p> <p>Objectives-Promotes the conservation and conservation and wise use of wetlands included in the list.</p> <p>Article 3: Under the convention there is a general obligation for the contracting parties to include wetland conservation considerations in their national land-use planning. They have undertaken to formulate and implement this planning so as to promote, as far as possible, 'the wise use of wetlands in their territory'.</p> <p>Article 4: Contracting parties have also undertaken to establish nature reserves in wetlands, whether or not they are include in the Ramsar List, and they are also expected to promote training in the fields of wetland research, management and stewardship.</p> <p>No targets set. The LDDs and SAs must account for the designated wetland sites in the district. Wetlands must be included in land use planning and their wise use promoted.</p>
The Convention for the Protection of the Archaeological Heritage of Europe (Granada Convention) (1985)	<p>International convention, which came into force in 1987, and which incorporates the principles of integrated conservation in Europe. The Convention constitutes an important framework for the safeguarding of the cultural heritage of monuments and sites.</p>
The European Convention on the Protection of Archaeological Heritage (Valetta Convention) (1992)	<p>This is a treaty which came into force in 1995, and which deals with the protection, preservation and scientific research of archaeological heritage in Europe, particularly in the face of development projects.</p>

National

Strategy / Plan	Comments
National	
Practice Guidance on Planning for Town Centres 2009	<p>Supporting document to the NPPF – still extant and relevant for the plan-making process.</p>
Planning Policy Statement 10: Planning and Waste Management	<p>Help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for. Provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities. Help implement the</p>

Strategy / Plan	Comments
	national waste strategy and supporting targets Help secure the recovery or disposal of waste without endangering human health and without harming the environment, and enable waste to be disposed of in one of the nearest appropriate installations Reflect the concerns and interests of communities, and the needs of waste collection authorities, waste disposal authorities and business, and encourage competitiveness Ensure the design and layout of new development supports sustainable waste management.
National Policy Statement (NPS) for Waste Water (February 2012)	Sets out government's overall approach and policy for providing infrastructure to deal with waste water treatment.
Waste Strategy for England and Wales 2000	Statement of Government policy on sustainable management of waste and resources in order to tackle the quantity of waste produced, breaking the link between economic growth and increased waste. Local Authorities are required to meet statutory performance targets (BVPI's) for recycling. The national target are to: <ul style="list-style-type: none"> ▪ To recycle or compost at least 25% of household waste by 2005 ▪ To recycle or compost at least 30% of household waste by 2010 <ul style="list-style-type: none"> ▪ To recycle or compost at least 33% of household waste by 2015 Identify provision for kerbside and bring-to recycling Encourage opportunities for recycling facilities
Wildlife and Countryside Act 1981 (as amended)	Legislation which gives protection to native species (especially those at threat), controls the release of non-native species, enhances the protection of SSSIs and builds upon the rights of way rules in the National Parks and Access to the Countryside Act 1949.
Natural Environment and Rural Communities Act 2006	Legislation which deals with key issues such as nature conservation, wildlife protection, national parks, SSSIs and rights of way.
Securing the Future – Delivering UK Sustainable development strategy HM gov 2005	Identifies the four central aims of the 1999 strategy and develops five guiding principles to execute these aims: Living with environmental limits Ensuring a strong, healthy and just society Achieving a sustainable economy Promoting good governance Using sound science responsibly
Climate Change: The UK programme DEFRA 2006	Sets out policies and priorities for action in the UK and internationally. Climate change is a global problem, so the UK will strive to secure global action on the scale needed to tackle it. But will also take further action at home, to meet UK commitments and demonstrate that climate change can be tackled without damaging the UK economy.
UK Foresight Programme – Foresight report: Future Flooding DTI 2004	This volume identifies the many drivers of future risks of flooding and coastal erosion for the UK and analyses their operation and interaction. The drivers are then ranked according to their influence on future risk.
Manual for Streets DCLG & Department for Transport 2007	This manual is used predominantly for the design, construction, adoption and maintenance of new residential streets, but it is also applicable to existing residential streets subject to re-design.
Manual for Streets 2: Wider Application of the Principles ITHT Sept 2010	The aim of the document is to extend the advantages of good design to streets and roads outside residential areas and to provide an environment that improves the quality of life. By rethinking the way high streets and non-trunk roads are designed, the fabric of public spaces and the way people behave can be changed. It means embracing a new approach to design and breaking away from inflexible standards and traditional engineering solutions. The new guide does not supersede Manual for Streets; rather it explains how the principles of the first document can be applied more widely. The guide further integrates the fundamentals of “Link and Place”, allowing designers to set the right design strategy for the particular nuances of busier streets. It also outlines a process to deliver the Governments new de-cluttering agenda.
UK post 2010 Biodiversity Framework 2010	Replaces the previous UK level Biodiversity Action Plan.
Code for sustainable	Intended as a single national standard to guide industry in design and construction of sustainable homes.It is a

Strategy / Plan	Comments
homes DCLG	<p>means of driving continuous improvement, greater innovation and exemplary achievement in sustainable home building.</p> <p>Code measures the sustainability of a home against design categories, rating the whole home as a complete package. Design categories included are:</p> <ul style="list-style-type: none"> ▪ Energy / CO2 ▪ Water ▪ Materials ▪ Surface Water run-off ▪ Waste ▪ Pollution ▪ Health and Well-being ▪ Management <ul style="list-style-type: none"> ▪ Ecology <p>The Code builds upon Ecohomes standards with the aim of eventually replacing them.</p> <p>Provides target levels to achieve sustainability in particular to:</p> <ul style="list-style-type: none"> ▪ Reduce greenhouse emissions ▪ Provide better adaptation to CC <ul style="list-style-type: none"> ▪ Reduce impact on environment <p>Ensure LDDs and SA take account of Ecohomes standards and the Code for Sustainable Homes.</p> <p>LDD could assist in delivering some of the targets.</p>
“Heritage in Local Plans: how to create a sound plan under the NPPF” English Heritage guidance	<p>This guide from English Heritage to local authorities explains how to achieve the objectives of the NPPF for the historic environment and pass the test for what constitutes a sound local plan.</p> <p>Heritage evidence base relevant for SA, helping to populate baseline data and informing the appraisal process.</p>
Heritage Works EH, BPF, RICS, Deloitte	<p>Detailed guide to using heritage assets in regeneration projects.</p> <p>signposts more than 30 information sources and is intended as the 'first-stop' reference document or 'toolkit' for the regeneration of the historic environment and heritage buildings</p> <p>Heritage evidence base relevant for SA, helping to populate baseline data and informing the appraisal process.</p>
Adapting to Climate Change: A Checklist for Development, Environment Agency, November 2005	<p>The document contains a checklist and guidance for new developments to adapt to climate change. The main actions are summarised in a checklist.</p> <p>The Environment Agency’s checklist could inform the Plan’s environmental and strategic objectives</p> <p>Need to ensure that new development takes account of the actions from this checklist.</p>
Floods & Water Management Act 2010	<p>Seeks to “localise” responsibility for flood risk, particularly from ordinary watercourses. Key policies within the act include: providing the Environment Agency with an overview of all flood and coastal erosion risk management and unitary and county councils to lead in managing the risk of all local floods; encouraging the uptake of sustainable drainage systems and providing for unitary and county councils to adopt SuDS for new developments and redevelopments; introduce an improved risk based approach to reservoir safety;</p> <p>Local Plans need to tie in with the requirements of the Lead Local Flood Authority (and comply with the LLFA responsibilities and requirements in the SuDs Approval Body role. The WDLP will need to take into account the requirements of the Flood and Water Management Act and ensure that the accompanying evidence documents and work closely with the Environment Agency and Water companies to ensure that the Plan meets the requirements.</p>
Biodiversity Positive: Eco-towns biodiversity worksheet TCPA, CLG, Natural England	<p>The Eco-towns Biodiversity worksheet provides guidance in support of the Planning Policy Statement(PPS) on Eco-towns(CLG, 2009), identifying the essential steps required to ensure that their design, development and long term management result in a sustained positive outcome for biodiversity.</p> <p>The principle objectives for an Eco-town Biodiversity Strategy are as follows:</p> <ul style="list-style-type: none"> • <i>Protecting and enhancing the best of existing biodiversity:</i>key habitat areas of sufficient quality and quantity to support both characteristic and uncommon species should be sustained. These areas include designated conservation sites, and habitats of national, regional and local importance, where environmental conservation is the main priority. Mechanisms and resources will be required for long-term management of these habitats. • <i>Mitigating the impact of development and securing net biodiversity gain:</i> ‘supplementary’ or ‘transitional’ habitats (in addition to key habitats), where nature conservation is not the primary concern, will be important in sustaining more widespread and common species, as well as providing buffering for key habitats. These areas may also provide other Green Infrastructure functions. • <i>Integrating biodiversity with the built environment:</i>eco-towns should incorporate a high degree of permeability for wildlife within the built environment, helping to increase and sustain biodiversity. Planning and designing for this is particularly important due to recent changes in building regulations leaving very few roosting or nesting opportunities for certain species in dwellings. <p><i>Increasing biodiversity’s resilience and ability to adapt to climate change:</i>climate is one of the most important factors</p>

Strategy / Plan	Comments
	affecting behaviour, abundance and distribution of species, as well as influencing the ecology of habitats and ecosystems. Changes due to climate change are already being observed.
Planning for Custom Build Housing, A practice guide National Self Build Association November 2012	Guide to inspire action to grow the custom build (or self build sector) Medium. Useful when doing SHMAA and SHLAA

County

Strategy / Plan	Comments
County	
Bucks Air Quality Strategy	Provides a framework for air quality control through air quality management and air quality standards. Its aim is to protect the health of people and the environment. This is achieved by setting out standards for widely occurring air pollutants that are known to be harmful, alongside objectives for their completion. You can download the strategy below.
Buckinghamshire County Fuel Poverty Strategy 2009 - 2014 Bucks Affordable Warmth Partnership	<p>The aim of the partnership is to ensure that the affordable warmth message is consistent and is reaching those residents most in need.</p> <p>Aim: to enable residents in Bucks to achieve affordable warmth. Affordable warmth can be accomplished through</p> <ul style="list-style-type: none"> - good home insulation - access to grants - energy efficiency - benefits checks <p>helps anyone struggling with heating their homes, not only those classed as living in fuel poverty.</p> <p>Need to be taken into account when considering the environmental and <u>social aspects of the Plan</u></p> <p>Benefits: Lower fuel bills Improved health Warmer homes</p>
Chiltern Buildings Design guide 2010	Design guidance for new and existing buildings in the Chilterns Area of Outstanding Natural Beauty. This guidance was reviewed in 2010.
Waste Strategy for Buckinghamshire 2001-2021	<p>Aim: Conduct joint research / fund/ develop and implements proposals to improve waste minimation, recovery, recycling, composting</p> <p>Informs our Waste Plan.</p> <p>Should be reflected in the SA objectives for all plans.</p>
Buckinghamshire and Milton Keynes Rural Strategy: Value in our Communities BCC 2008	<p>Coherent countryside rural policy framework</p> <p>Target driven action plan</p> <p>6 key themes</p> <p>Access to services and facilities</p> <p>Transport</p> <p>Rural housing</p> <p>Countryside and Environment</p>
The Landscape Plan for Buckinghamshire BCC	<p>Addresses the issues of landscape conservation and enhancement against a dynamic and changing Buckinghamshire countryside. Part I has been published and includes a factual assessment of the landscape character of the county and sets out a guiding vision for its conservation and enhancement of "A productive and sustainable rural landscape retaining its essential character, local distinctiveness and quality."</p> <p>Should be reflected in the environmental aspects of our plan</p>
Biodiversity and Planning in Bucks	The Biodiversity and Planning in Buckinghamshire Guidance Document has been produced by Berks Bucks and Oxon Wildlife Trust on behalf of the Biodiversity Partnership.

Strategy / Plan	Comments
BBOWT 2010	The document contains: <ul style="list-style-type: none"> ▪ A framework for the consideration of biodiversity in the planning process ▪ Summaries of relevant legislation and planning policies ▪ Maps showing designated sites in the county ▪ Maps indicating protected and priority species and priority habitats ▪ Maps showing Biodiversity Opportunity Areas and Green Infrastructure Networks Should be reflected in the environmental aspects of our plan
Buckinghamshire Sustainable Community Strategy 2009 2026 Bucks Strategic Partnership 2009	Seeks to promote prosperity and tackle inequality. The strategy is structured around five themes which reflect the views and needs of residents in communities across Buckinghamshire. The themes are: <ul style="list-style-type: none"> ▪ Thriving Economy ▪ Sustainable Environment ▪ Safe Communities ▪ Health & Wellbeing Cohesive & Strong Communities
Bucks CC Green Infrastructure Strategy Buckinghamshire Green Infrastructure Consortium (GIC) April 2009	Aim: <ul style="list-style-type: none"> ▪ Protect, conserve and enhance existing GI ▪ Create GI where there is an identified deficit, or growth is planned and additional provision is needed Objectives: <ul style="list-style-type: none"> ▪ Multifunctionality: promote multi-functional green space and linkages in the countryside in and around urban areas to address environmental, social and economic policy objectives ▪ Targeted approach: identify locations where there is an opportunity to invest resources in the creation of new / enhanced strategic scale green infrastructure that will address deficiencies in the quality and quantity of provision. ▪ Sense of place: respect and reinforce the distinctive historic and natural characteristics of the Bucks landscape ▪ Managed access: promote managed access to the countryside via “gateways” providing visitors facilities and information in locations where access routes provide links to a diversity of green infrastructure ▪ Sustainable access: promote sustainable transport through cycling and use of public transport for both leisure and commuting trips. ▪ Habitat connectivity : improve the condition and extent of wildlife habitats, through appropriate habitat management and landscape-scale restoration and creation, to increase existing biodiversity resources, reverse the effects of habitat fragmentation and adapt to the effects of climate change ▪ Heritage enhancement: seek the enhanced management, presentation, accessibility and interpretation of historic environment assets as an integral part of strategic green infrastructure provision. ▪ More areas for wildlife ▪ Reducing the risk of flooding and better air and water quality ▪ Helping to deal with the causes and impacts of climate change ▪ Spaces for people ▪ Recreation, health and well being ▪ Greater opportunities for enjoyment of local heritage and landscapes
The Buckinghamshire and Milton Keynes Wildlife Sites Project	There are 392 sites identified in Buckinghamshire and Milton Keynes, most are managed sympathetically by their owners. The Wildlife Sites Project aims to encourage the continuation of this trend, so the wildlife is retained and enhanced for the future. How the system works? A list is made of potential Local Wildlife Sites. Subject to landowner/tenant permission for access, sites are surveyed to record their flora and fauna. This data is used to assess each site's wildlife value in a county context, considering all plants and animals. Sites are then judged against criteria and, after consultation with landowners, a list and maps of Local Wildlife Sites will be drawn up. Management advice and support for grant aid applications will be given on sites passing the criteria. Local Wildlife Sites are a priority target for agri-environment grants, such as DEFRA's Environmental Stewardship Scheme. This aims for environmental benefits and to make conservation part of normal farming practice. If you own or manage a Local Wildlife Site, maintaining the wildlife importance of the site relies on your co-operation, with possible financial support from agri-environment schemes. There is no control over agricultural or forestry operations, and no new rights of access are created.
Buckinghamshire Rights of Way improvement plan 2008-2018 BCC	The RoWIP sets out aspirations and priorities for the public rights of way and countryside access network. The Plan sets out a vision for rights of way to “expand, manage and promote the network of routes and open spaces, recognising its historical and ecological significance whilst providing real economic benefits to the rural communities and health benefits to local people, to create safe and sustainable access provision for all.”

Strategy / Plan	Comments
2008	The Plan sets out 8 themes for improving rights of way including mapping, creating new links, and improving access. The objectives and themes within the improvement plan, and impact any development may have on these, needs to be considered by the plan, the SA and the WDLP objectives.
Buckinghamshire Mineral and Waste Core Strategy Bucks County Council November 2012	sets out the guiding principles for the amount of mineral extraction and waste treatment that will take place in the county, identifies the locations where the most important of these activities will take place, and contains some broad principles that will apply when planning applications for minerals or waste development are being considered. Strategic / Neighbouring Authorities
Buckinghamshire Minerals Development Plan Document Bucks County Council programmed date for adoption: December 2013.	The Minerals DPD will include more details regarding the locations where the extraction of minerals, and the recycling of materials to produce 'alternative minerals', may be permitted, and the planning issues that will need to be addressed at these locations. It will also include some more detailed development control policies for use in considering planning applications - Neighbouring Authorities
Buckinghamshire Waste Development Plan Document Bucks County Council June 2013?	Will provide policies and preferred areas for development of smaller scale waste management facilities, including maps and information on the allocated sites. Neighbouring Authorities The study looks at local sources of flood risk, primarily from surface runoff caused by intense rainfall, high groundwater levels and out of bank flows from watercourses.
Buckinghamshire Preliminary Flood Risk Assessment Bucks 2011	The report is used to inform where the risk of flooding has been significant, and could be again in the future. The PFRA contains maps of past and possible future floods and high level indications of possible consequences. The report was compiled collating existing and available national and local info, which is illustrated through mapping and summary tables. This district wide assessment of local flood risk sets the basis for BCC's new power as Lead Local Flood Authority of certain watercourses and the future requirements to approve sustainable drainage applications that come to the SuDs Approval body. The PFRA is an important evidence base for developing policy options on development and flood risk.
Water Framework Directive Catchment Management Plans	River basin management plans for protecting and improving the water environment and have been developed in consultation with organisations and individuals. They contain the main issues for the water environment and the actions we all need to take to deal with them. Any requirements of the Management Plans for the catchment within Wycombe District the management plan for Thames identifies the potential for urban and transport pressures on the water as well as the increased pressure from recreation These concerns need to feed into the Plan's environmental objectives.
Taking Care of Water – The next 25 years - Our Plans for a Sustainable Future Thames Water 2010	Strategic Direction Statement for the medium (2010-2015) and long (2015-2035) term. Strategic
Thames Water Investment Plan 2010-2015 Thames Water 2010	Investment programme

Neighbouring Authorities

Strategy / Plan	Comments
Neighbouring Authorities	
Aylesbury Vale Local Plan – Saved Policies	Contains saved strategic policies and allocations. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.

Strategy / Plan	Comments
The Vale of Aylesbury Plan Aylesbury Vale District Council Adoption programmed for February 2014	The plan will set out a strategy for growth for the district to 2031. Sets out the scale and distribution of housing, employment and other development in the District to 2031 and strategic allocations. It also includes development management policies. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Chiltern District Council Core Strategy November 2011	Contains strategic policies and allocations. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Chiltern District Council Local Plan – Saved Policies	Contains saved strategic policies and allocations. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Milton Keynes Core Strategy Status: At main modifications consultation stage.	Contains strategic policies and allocations. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Milton Keynes Local Plan-Saved Policies December 2005	Contains saved strategic policies and allocations. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Plan : MK Status: To be confirmed in forthcoming revised LDS	Under the new approach the Council will combine the Site Allocations and Development Management documents, that had previously been identified in the Local Development Scheme 2009, to form a single document known as ‘Plan: MK’. It will provide more detail to the Core Strategy and allocate non strategic sites to achieve the requirements set by the Core Strategy. Should the need become apparent, it may be adapted to also provide contingency to deal with any strategic matters which remain following the Inspector’s report on the Core Strategy. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Milton Keynes Minerals Local Plan Milton Keynes Council 2006	Provides the basis for minerals planning decisions made by MK Council Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Milton Keynes Waste Development Plan Document Milton Keynes Council February 2008	Provides the basis for waste planning decisions made by MK Council Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Milton Keynes 2031 – A long term Sustainable Growth Strategy Milton Keynes Council 2006	Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Oxfordshire Minerals and Waste Local Plan Saved Policies Oxfordshire County Council Adopted 1996 Saved policies 2007	Contains saved strategic policies for Minerals and Waste Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Oxfordshire Minerals and Waste Local Plan Oxfordshire County Council	Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Oxfordshire Structure Plan 2016 (October 2005) saved policies Oxfordshire County Council March 2009	Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
South Bucks Core Strategy South Bucks District Council February 2011	Sets a long-term vision, objectives and broad strategy for accommodating future development in the District in the period to 2026. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
South Oxfordshire Local Plan 2011 South Oxfordshire District	Contains strategic policies and allocations. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.

Strategy / Plan	Comments
Council January 2006	
South Oxfordshire Core Strategy South Oxfordshire District Council	Adopted 2013 To be considered as part of Duty to Cooperate.
Windsor and Maidenhead Local Plan – Saved Policies Royal Borough of Windsor and Maidenhead	Contains saved strategic policies and allocations. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Windsor and Maidenhead “Borough Local Plan” (Core Strategy) Royal Borough of Windsor and Maidenhead current	Will contain strategic policies and allocations. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Maidenhead Town Centre Area Action Plan Royal Borough of Windsor and Maidenhead September 2011	Focus on regeneration and unlocking the potential of the town centre Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Wokingham District Local Plan – Saved policies Wokingham District council March 2004 Saved Sept 2007	Contains saved strategic policies and allocations. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.
Wokingham Borough Core Strategy Wokingham Borough council January 2010	Contains strategic policies and allocations. Strategic / Neighbouring Authorities To be considered as part of Duty to Cooperate.

Local

Strategy / Plan	Comments
Local	
Local Development Scheme WDC October 2012	Under the 2004 Act, LPA's must prepare a Local Development Scheme. It sets out the documents that the Council will produce over the next 3 years to make up the WDF. Specifically the LDS: -explains what local development documents the council intends to produce -the subject matter and geographical area of the documents -the timetable for the preparation of those documents. The latest version (October 2012) must be taken into account.
Wycombe Infrastructure Delivery Plan WDC, 2012	Sets out infrastructure requirements to support anticipated growth throughout the district. To be taken into account although will need updating as it is based on development requirements in the Wycombe Development Framework, the previous set of plans for the District.
Wycombe District Council Corporate Plan 2011-2015 WDC January 2012	Sets out the Council's priorities up to 2015 Strategic / Corporate /
Wycombe Revised	Sets out the Council's approach to community involvement in Planning, in particular in planning applications

Strategy / Plan	Comments
Statement of Community Involvement WDC December 2012	and in the preparations of Local Plans Strategic / social benefits of community involvement
Living Within Our Limits SPD version 2	This document sets out minimum standards of construction for development with particular regard to energy efficiency and generation of renewable energy.
Contaminated Land Inspection Strategy WDC, 2010	Information about WDC's policy on contaminated land, and provides information about the historic land use, geological, hydrogeological and soil contamination characteristics of the District.
Wycombe Planning Obligations SPD	The introduction of CIL means there are significant changes to how we may secure planning obligations using Section 106 (S106) legal agreements. Section 106 agreements are drawn up when it is considered that a development will have negative impacts on the local area that can't be mitigated by means of conditions attached to the planning permission. In March 2012 we consulted on a draft Planning Obligations Supplementary Planning Document (SPD) which explains our policies and procedures for securing planning obligations and explains the relationship between S106 planning obligations and CIL. It also sets out our legal and monitoring processes including those in respect of Unilateral Undertakings. We expect to adopt the final document by the end of 2012.
Wycombe Housing Intensification SPD	Document setting out how developments within existing residential areas can be undertaken to ensure a high quality environment as an end result.
WDC Engagement Strategy	Sets out the Council's core principles for community engagement Strategic / Corporate / social benefits of community involvement
Wycombe Community Safety Partnership Plan 2012/2013 Wycombe Community Safety Partnership 2012	Wycombe Community Safety Partnership has now developed its Community Safety Partnership Plan for 2012/2013.
Wycombe District Council Inspection Strategy for the Identification of Contaminated Land	WDC's contaminated land inspection strategy 2010/11
Bourne End Community Led Plan Future of our Village Forum – Bourne End November 2012	Provides an overview of the village of Bourne End, sets out priorities for the future and includes an action plan with targets and timescales. The plan covers a range of issues including housing, the economy, retail and environmental assets.
Downley Village Design Statement Downley Residents Association	Statement setting out the distinct village character of Downley. This document was revised in 2007 Useful baseline info To be considered as part of the WDLP process
Ellesborough Village Design Statement	Statement setting out the distinct village character of Ellesborough. It was adopted as a supplementary planning document in January 2003. Useful baseline info To be considered as part of the WDLP process
Lacey Green and Loosley Row Village Design Statement Lacey Green Community Planning Group - Parish Plan	Statement setting out the distinct village character of Lacey Green and Loosley Row. This village design statement was adopted as a supplementary planning document on 2 May 2007. The Parish Plan was published in 2010 and includes a section on housing in the village. Useful baseline info; to be considered as part of the WDLP process
Lane End Parish Council-Community Statement	Useful baseline info To be considered as part of the WDLP process
Turville Parish Development Statement	Set out overall approach that the parish takes in its consideration of developments affecting the parish. These include both planning issues and services affecting quality of life of the residents.

Strategy / Plan	Comments
	Useful baseline info To be considered as part of the WDLP process
Little Marlow Gravel Pits Supplementary Planning Guidance	Supplementary Planning Guidance setting out the Council's planning requirements and expectations for the future development of the site. Useful baseline info To be considered as part of the WDLP process
Handy Cross Concept Statement	This concept statement sets out the our preferred approach to development at Handy Cross and should act as a starting point for planning applications. Useful baseline info To be considered as part of the WDLP process
CressexIsland Concept Statement	This report sets out the Council's preferred approach to development at CressexIsland and should act as a starting point for planning applications. Useful baseline info To be considered as part of the WDLP process
Daws Hill Development Brief Supplementary Planning Document December 2012	Development brief for the former RAF Daws Hill site promoting high-quality development. Useful baseline info To be considered as part of the WDLP process
Great Marlow School non-statutory Development Brief	Non-statutory development brief for land at GreatMarlowSchool. Useful baseline info To be considered as part of the WDLP process
High Wycombe Railway Station Development Brief	Development brief for the Railway Station originally adopted 1998 and updated 2001. Useful baseline info To be considered as part of the WDLP process
Hughenden Quarter Concept Statement	Brief to guide development of the Hughenden area, adopted in November 2007 and updated in 2010. Useful baseline info To be considered as part of the WDLP process
Leigh Street quarter Development Brief	Non-statutory development brief for redevelopment of the area. Useful baseline info To be considered as part of the WDLP process
Picts Lane and station area Non-statutory Development Brief	Non-statutory development brief for redevelopment of the area. Useful baseline info To be considered as part of the WDLP process
Portlands Development Brief Supplementary Planning Document Adopted October 2005	Development brief for redevelopment of the area. Useful baseline info To be considered as part of the WDLP process
Riley Road M4 Development Brief SPD Adopted April 2009	Development brief for redevelopment of the area. Useful baseline info To be considered as part of the WDLP process
Wycombe Sports Facilities Strategy 2009	Our sports facility strategy offers a clear plan for developing sports facilities in the future, as well as providing the evidence for requesting Section 106 contributions requested from developers. The strategy provides accurate and robust information about the current levels of provision of sports facilities such as tennis courts, rugby pitches, swimming water, sports halls. It also identifies where any deficiencies exist and directs future work towards meeting shortfalls in specific geographic areas. To inform the appraisal of community infrastructure sites and any potential community facilities policies of the WDLP
Public Art Strategy 2009-2019	Sets out context and objectives for public art in Wycombe district with guidance to developers on how to discharge planning conditions and obligations relating to public art.
Surface Water Management Plan for Chesham and High Wycombe	Report prepared by Jacobs to identify sustainable responses to manage surface water flooding and to prepare Action Plans for the Chesham and High Wycombe areas.
Wycombe Energy Feasibility Study March 2008	Feasibility study on energy policy and infrastructure for Wycombe District - To inform sustainable construction policies within the WDLP
Community Facilities Strategy	This strategy gives the Council a clear plan for developing facilities in the future as well as providing the justification for Section 106 contributions requested from developers. To be taken into account
Community Facilities Strategy Update	Update to the 2009 strategy including new analysis and the revised priority wards. To be taken into account

Strategy / Plan	Comments
High Wycombe Improvement Lines review	Report on the improvement line review for High Wycombe which considers all current improvement lines and determines whether they are still required for future highway improvements. To be taken into account in the appraisal of transport options
Open Spaces Study	makes an assessment and analysis of open spaces within settlements in Wycombe District.
Open Space Deficiency Report	A report on areas where open space requires protection and areas where there is a lack of open space.
Outdoor Sports Facilities Audit and Gap Analysis	Audit and analysis of outdoor sports facilities in Wycombe District.
Local Standards – Open Space Standard Setting	Setting standards for open space, sport and recreational facilities in Wycombe in accordance with Planning Policy Guidance Note 17. PPG 17 superseded
Wycombe Open Space Framework December 2010	Provides information on existing open space provision and demand across the District Important for the social aspects of the SA and Plan objectives (in particular open space deficiency)
Wycombe Community Facilities SPD	Document setting out the Council's approach to planning applications that could result in the loss or re-provision of community facilities.
Parking Standard Guidance	This note provides guidance on how the Council will apply the Parking Standards set out in the Wycombe District Local Plan. Application of the guidance in this note should help ensure good quality developments as well as ensuring that parking concerns do not impede the grant of planning permission.
River Wye Study WDC	An examination of the opportunities and constraints to improving the River Wye. Need to be taken into account as part of the environmental considerations of the Plan.
River Wye Advice Note WDC December 2010	Sets out advice for development proposals for landowners and scheme promoters whose land is adjacent to the River Wye and its tributaries.

Appendix C: Full Outline of Baseline Information

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Population	Change in population	Growth of 6.97% (11,200 people) between 2001 and 2011 censuses Total population in 2011= 171,700	Faster increase than England as a whole but slower than South East	Only slightly higher than average national trend. In the long-term pop estimate by ONS projections suggest District pop will increase to about 178,600 by 2021	AMR 2012
Population Demographics	Age of population	From 2001-2011 there has been an increase in the 40 to 49 and 60 to 69 pop and a noticeable decline in the 25 to 39 population	The aging population follows a national trend	Implications of an ageing population in Wycombe and nationally	AMR 2012
Ethnicity	Ethnic origin of District	81.3 % classify themselves as white, 7.6 % are of Pakistani ethnic origin, 2.8% classify themselves as mixed, 1.7% are from India, 1.75 from other Asian ethnic origin, 1.6% from the Caribbean, other 3.25% made up of various ethnic backgrounds	Wycombe has slightly lower than average 'white' population (decrease for South East 4.4%)		2011 Census ONS
Qualifications	No. of Super Output Areas which are within worst 20% of Country	In Wycombe District 33.6% have a level 4 (degree) or above qualification- not as high as the 2 southern Bucks Districts, and just below Bucks (34.8%). There has been a decrease in number of people with no qualification (22.2% in 2001 progressed to 17.4% in 2011)		District has higher than average number of people with qualifications and 33.6% educated to degree level or higher (national average is 20%.) Progression from 25% in 2001 to 33.6% in 2011. However discrepancies in District still exist.	AMR 2012
Barriers to Housing & Services	No. of Super Output Areas which are within worst 20% of Country	17 SOAs in District within worst 20% of country	In 2001: 12 SOAs in District within worst 20% of country	Illustrates major need for improved access to housing & services within a large part of the District	2011 Census data BCC and Wycombe District Council Monitoring

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Crime	No. of Super Output Areas which are within worst 20% of Country	14 SOAs in District within worst 20% of country	In 2001 : 4 SOAs in District within worst 20% of country	Crime has become a major issue within parts of District	2011 Census data BCC and Wycombe District Council Monitoring
Quality of Living Environment	No. of Super Output Areas which are within worst 20% of Country	No SOAs in District within worst 20% of country. 3 between 21% and 30%		Quality of Living Environment has improved across the Council but is still an issue within parts of District	2011 Census data BCC and Wycombe District Council Monitoring
Culture & Leisure Facilities	Satisfaction with Council's cultural & recreational facilities	Survey showed that the District achieved with Parks and Open Spaces (82%) and Swan Theatre (80%) whilst maintaining relative satisfaction with Wycombe Museum (48%), Risborough Spring Swim and Fitness Centre (44%) Wycombe Sports Centre (43%) and Court Garden Leisure Centre 42%	Although survey showed improved performance for most of the subject areas the rates of satisfaction were not over 85% & often substantially lower		Wycombe District Council Residents Survey 2012 (bmg research for WDC)
Extent of woodlands	% of District covered by woodland	18% of District covered by general woodland 336 pockets of ancient woodland which covers 3,654 ha (in 2012, ancient woodland were resurveyed, including sites of <2 ha)		The District has a substantial amount of woodland areas with a large no. of ancient woodland sites, that it is necessary to maintain and enhance	AMR 2012
Condition of SSSIs	Those in favourable/ recovering condition	960.15ha in total. 95.61% is favourable/ recovering condition	National target is 95% by December 2010	SSSIs in favourable/ recovering condition is just above national target	Natural England response to consultation, 2011
Listed Buildings	Number & those at risk	1,232 Listed Buildings, 19 Grade I, 86 grade II* buildings and 1123 grade II buildings. 9 entries on the English Heritage 'Heritage at Risk' register	No buildings in the District are on the National list of 'Buildings at Risk'	Two of the entries on the 'at risk' register are Grade II* listed churches; 6 are Scheduled Ancient Monuments; and 1 is a Park or Garden of Historic Interest.	AMR 2012

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Locally Listed buildings	Number of Locally Listed buildings in District	There are 77 locally listed buildings within the District	Non statutory to keep a local list. Some neighbouring authorities do not keep one (e.g. Aylesbury Vale)	As well as nationally listed buildings there are a number of locally important buildings in the District which require protection.	
Conservation Areas	Area covered and condition	61 Conservation Areas in District covering 1,328ha	Large number compared to neighbouring authorities	Large number of Conservation Areas in District.	AMR 2012 WDC Monitoring
Scheduled Ancient Monuments	Number of scheduled ancient monuments in the District	53 scheduled ancient monuments within the District		Large number of scheduled ancient monuments within the District.	Wycombe District Council Monitoring
Historic Parks and Gardens	Area of designated HistoricParks and Gardens	758.324 ha of designated HistoricParks and Gardens in the District		Large amount of important parks and gardens within the District.	Wycombe District Council Monitoring
Water Quality	Condition of the River Thames and River Wye & Hughenden Stream	Current rating shows the River Wye at poor/moderate overall quality and poor/moderate ecological quality; the Hughenden Stream as poor overall and poor ecological quality; and the stretch of the River Thames between Reading and Cookham (i.e. including the stretch running through Wycombe District) as moderate overall; moderate ecological; and good chemical status.	Inland and coastal water to reach 'good status' by 2015 (Water Framework Directive)	Issue of improving the condition of the local waterways.	Environment Agency data
Air Quality	Annual Nitrogen Dioxide (NO2) Levels	Average Nitrogen Dioxide levels 2011-2013 is 27 in Wycombe Abbey. Since 2002 levels have remained under 40 µg/m ³ . Sites in proximity to the M40 motorway are worst areas in District	National target of reducing annual average mean to less than 40 µg/m ³ .	Issue of reducing NO2 levels (the overriding source is road vehicle emissions)	WDC Environmental Health Services data

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Climate Change	Requirement of Building Regulations to increase energy efficiency to zero carbon levels by 2016.	Per capita CO2 emissions for Wycombe District in 2010 were 7 tonnes, up from 6.7 tonnes the previous year. (6.1 tonnes in 2007). Total emissions for Wycombe District in 2010 was 932Ktonnes	The national average in 2010 was 7.6 tonnes, up from 7.4 tonnes the previous year.	Policy DM17 of the adopted DSA Plan requires developments to deliver a reduction in carbon emissions on-site through the use of decentralised and renewable or low carbon sources.	Department of Energy and Climate Change (DECC) local authority CO2 emissions dataset.
Flooding	Amount of new development within the Flood Zones	No planning application was granted contrary to the Environment Agency advice on flooding in 2012			AMR 2012
Renewable Energy	% of energy produced through renewable sources	In 2011 384 Kilo-Watts of electricity (KWe) generated by photovoltaics: 11KWe generated from wind. Total 0.397 MWe (applied for under the Feed-in Tariff scheme). Based on Ofgem microgeneration data on schemes that have applied for Feed-in Tariff accreditation up to 30 June 2011	UK installed capacity microgeneration under Feed-in Tariff is 12.123KWe from photovoltaics and 22901KWe from wind. Total 160.96 MWe UK target of 15% of energy generation from renewables by 2020. WDC 0.25% of current UK total.	No large-scale renewable/low carbon energy projects in the District. Increasing renewable energy generation is an objective of the Carbon Reduction Framework. Increase from 0.165 MWe in 2010 to 0.397 MWe in 2011	AEA Microgeneration Index
Public Transport	No of people travelling to work by public transport (train, tube, bus etc.)	January 2013 Wycombe District figure = 6.72 %	2001 England Average= 15%	Low levels of public transport use	Neighbourhood Statistics January 2013
Travel by foot / cycle	6.45% travel by foot	6.45% travel by foot 0.9 % cycle to work			Neighbourhood Statistics January 2013

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Motorised private vehicle Reliance	No. of people travelling to work by car (either driver or passenger)/ motorcycle/taxi	January 2013 Wycombe District figure=49.28%	2011 Nat figure= 62% against 57,25 % in 2011	Higher than average car dependence in District	Neighbourhood Statistics January 2013 – aggregated data ONS Census Analysis method of travel to work
Car Ownership	No of households with 2 cars/vans No of households with 3+ cars/vans	2011 Wycombe District = 36% of households have 2 cars available 13% have 3 +cars	??	High level of car ownership compared to national figures Numbers of cars/vans have increased from 95046 to 103330 in 2011. number of car per 10 household is 15.2: High level of car reliance	AMR 2012
Strength of Economy	% Change in VAT registered businesses 2006-7	2.41 % increase in VAT registered businesses in District	3.34% increase in VAT registered businesses in South East	Lower than regional average increase in VAT registered businesses (NB these are the latest figures available but are pre-recession)	Wycombe Fact Files, 2004 AMR 2009
Levels of Employment	% Change in total no. of jobs	Wycombe District 2010-2011 decrease of 1.1%		Wycombe has regained jobs from 65,000 in 2009 to a peak of 81800 in 2010 and a small decrease in 2011 (by 900) The economy is slowly recovering from the recession	AMR 2010 AMR 2012
Economic Activity	No. of economically active residents	80.9% (85,000) residents of working age economically active in 2011-2012	79.4% of South East working age pop who are economically active compared to England average of 76.6%.	The economic active population and economic activity rate fell slightly but remain higher than county (80.6%), regional (79.4%)and national (76.6%) rates	AMR 2012

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Unemployment	No. of unemployed (% of economically active population)	Unemployment rate rose from 1.3% to 2.8% in 2008, then fell to 2.4% in 2011 and was 2.5% in April 2012 Figures for November 2012 stand at 2.4% (2517 people)	Below Nat average= 3.9%; but above county rate = 2%. Still over double pre-recession level	Level of unemployment is similar to county average but lower than national average. Unemployment figures at district level mask specific pockets of higher unemployment in deprived areas	AMR 2012 ONS Annual Population Survey
Long term Unemployment	% of unemployed who have been so for more than 1 year	19.5% of unemployed are long term unemployed	18.2% at county level, 20.5% in SE & 23.8% in England	Levels of long term unemployed are higher than in 2011 (12%) slightly higher than county but lower than region and England	AMR 2012 citing ONS from NOMIS
Industry and Occupation	Proportion of jobs in manufacturing and those in tertiary industries	51% of workers are in management, professional and technical roles. 12% work in the process, plant and machine operative and elementary occupations		Manufacturing employment in steady decline	AMR 2012
Average Earnings	Average increase in earnings of full time workers in 2008	Wycombe District = 6.9% increase in average earnings	South East average increase was 4.3% English average increase was 4.1%	Greater increase in average earnings than nationally or regionally. NB these are the latest figures available but are pre-recession.	Wycombe Fact Files, 2004 AMR 2009
Housing Need in Wycombe	Identified housing need	2008 Strategic Housing Market Assessment identified need for 425 affordable dwellings annually.	Steady increase in the number of those in housing need across the region	The provision of affordable housing remains a high priority for the District Much of the priority is for family-sized accommodation	SHMA 2008 AMR 2012

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Housing Affordability	2012 Median house price/average earnings ratio	Wycombe District= 9.60		Similar average house price/average earnings ratio compared to the rest of SE. Affordability continues to be an issue.	AMR 2012
No of new Housing built	Number of Homes Required by 2011 by the Core Strategy is 402.5 per annum for the period 2006-26	3.236 dwellings between 2006-12 Remainder requirement: 4.814 between 2012-2026	34% above the Core Strategy target	Latest housing trajectory suggests that housing requirements will be met up to 2026. (NB requirements may change due to future Local Plan Review)	AMR 2012
Previously Developed Land	Number of Homes Built on Previously Developed Land and residential intensification sites	In 2011-2012 Wycombe achieved 97.7%	No longer a government target	Current Brownfield development figures are well above 90%	AMR 2012