

**Delivery and Site Allocations Plan  
Examination  
Supporting Document**



**CD7.18c**

**Sustainability Appraisal of the Delivery &  
Site Allocations Plan**

**Sustainability Appraisal of the Proposed  
Main Modifications**

**March 2013**





Sustainability Appraisal of the Wycombe Delivery and Site  
Allocations Plan for Town Centres and Managing Development  
SA of Proposed Main Modifications

March 2013

## Delivery and Site Allocations Plan

### Sustainability Appraisal of Proposed Main Modifications

#### Introduction

This report considers the sustainability appraisal of the proposed main modifications to the Delivery and Site Allocations (DSA) Plan. Following the examination of the Plan including the public hearings in December 2012, the Inspector has asked the Council to consult on a number of 'main modifications' to the Plan that he considers are necessary to make the plan sound.

Table 1 provides an outline of the Sustainability Appraisal screening of the main modifications to the DSA Plan. This process establishes whether a further sustainability appraisal exercise is required to be carried out to test these changes against sustainability objectives. The guidance on SAs states that changes should be subject to SA where potential significant effects on sustainability objectives are likely. This table therefore sets out whether or not an SA is required, and the reasons for that.

Where it is considered that an SA is required for a main modification, this appraisal has been set out as a track change to the relevant appraisal in SA Report (Appendices 1-6), and included in the tables that follow this screening table. They are subject to consultation as part of the consultation on the main modifications to the DSA Plan. Only appraisals that require an update due to the proposed main modifications are included in this report.

Table 1 SA Screening of Main Modifications

Change (MM Ref.)	DSA policy	SA Yes / No?	Reason
MM1	Appendix B High Wycombe Town Centre Masterplan Highway Changes	No	Relates to detailed changes to the appendices; no changes to policy arising from this so no significant effects on sustainability objectives likely. Effects of overall Town Centre Masterplan road changes appraised elsewhere already.
MM2	HWTC2 Town Centre Environment	No	Relates to detailed wording change; does not alter the substance of the policy so no significant effects on sustainability objectives likely.
MM3	HWTC3 Movement, Connections and Access	No	Relates to detailed wording change to policy and supporting text; does not alter the substance of the policy so no significant effects on sustainability objectives likely.
MM4	HWTC10 Swan Frontage	No	Relates to detailed wording change to improve clarity of policy; does not alter the

Change (MM Ref.)	DSA policy	SA Yes / No?	Reason
			substance of the policy so no significant effects on sustainability objectives likely.
MM5	Para 3.3; paras 3.81-3.85	No	Relates to change to supporting text; no policy change arising from this so no significant effects on sustainability objectives likely.
MM6	HWTC12 Chilterns Shopping Centre and Frogmoor East	Yes	Additional potential use of site (subject to certain criteria) so change could potentially have significant effect on sustainability objectives.
MM7	HWTC13 Lily's Walk (Former Gas Works Site)	No	Relates to wording change to policy and supporting text; does not alter the substance of the policy so no significant effects on sustainability objectives likely.
MM8	HWTC18 Baker Street	No	Relates to wording change to policy, supporting text and change to appendix B; does not alter the substance of the policy so no significant effects on sustainability objectives likely.
MM9	HWTC19 Rapid House	No	Relates to detailed wording change; does not alter the substance of the policy so no significant effects on sustainability objectives likely.
MM10	HW2 Delivering Regeneration, New Open Space and River Corridor Improvements in Desborough	No	Policy changes alter the likely percentages of open space secured from development in the relevant area but don't change the overall approach of allowing mix of uses on existing employment sites, in order to secure this open space and relieve the identified deficiency of open space in Desborough. It can be seen in appendix 3 that this is the overall approach which was appraised as part of the preferred option at Proposed Submission stage. Therefore this change, as it does not change this overall approach, would not lead to any difference in the outcome of the SA relating to this policy, or significant effect on sustainability objectives therein.
MM11	MR4 Portlands and	Yes	Change deletes major

Change (MM Ref.)	DSA policy	SA Yes / No?	Reason
	Policies Map 2		development requirement (Portlands Link Road and associated requirements) and alters area of site allocation. Therefore change could potentially have significant effect on sustainability objectives.
MM12	MR5 Liston Road Car Park	No	Relates to wording change; does not alter the substance of the policy so no significant effects on sustainability objectives likely.
MM13	PR4 Land south of Horns Lane	No	Relates to minor wording change to improve clarity of policy; does not alter the substance of the policy so no significant effects on sustainability objectives likely.
MM14	New policy Insert before existing policy DM1	Yes	Specific effects would be difficult to predict, and as this is a requirement of the government, there are no reasonable alternatives. Nevertheless, as this is a new policy, appraisal of potential effects is required.
MM15	DM1 Transport Requirements of Development Sites	No	Relates to detailed wording change; does not alter the substance of the policy so no significant effects on sustainability objectives likely.
MM16	DM2 Transport Improvement Lines	No	Relates to change to supporting text; no policy change arising from this so no significant effects on sustainability objectives likely.
MM17	DM8 District Centres	Yes	Additional potential use in respective areas (subject to certain criteria) so change could potentially have significant effect on sustainability objectives.
MM18	DM6 Town Centre Boundaries	No	Relates to change to supporting text; no policy change arising from this so no significant effects on sustainability objectives likely.
MM19	DM10 Green Networks and Infrastructure	No	Mapping corrections and detailed wording changes to policy and supporting text; does not alter the substance of the policy so no significant effects on sustainability objectives likely.
MM20	DM12 Conservation and Enhancement of Sites, Habitats and	No	Change incorporates amended wording stating that development affecting sites and species of

Change (MM Ref.)	DSA policy	SA Yes / No?	Reason
	Species of Biodiversity and Geodiversity Importance		international and national importance will not normally be permitted. It can be seen in appendix 6 that an approach which encompasses a high degree of protection for sites and species of national and international importance has already been appraised as part of the preferred option at Proposed Submission stage. This shows significant positive effects on the relevant objective (Objective 9). The wording change in this FC strengthens this approach, and therefore the outcome of the appraisal would not change (as it is already showing the maximum positive score possible).
MM21	DM14 Protection and Enhancement of River and Stream Corridors	No	Change incorporates extra wording on including measures allowing for the natural movement of fish within watercourses where barriers to fish movement are present. It can be seen in appendix 6 that an approach which encompasses the facilitation of wildlife movement in river and stream corridors has already been appraised as part of the preferred option at Proposed Submission stage. This shows significant positive effects on the relevant objective (Objective 9). The wording change in this FC strengthens this approach, and therefore the outcome of the appraisal would not change (as it is already showing the maximum positive score possible).
MM22	DM16 Planning for Flood Risk Management	No	Change incorporates extra wording on reducing flood risk elsewhere, the different forms of flooding and Sustainable Urban Drainage Systems (SUDS). It can be seen in appendix 6 that an approach which encompasses the reduction of flood risk has already been appraised as part of the preferred option at Proposed

Change (MM Ref.)	DSA policy	SA Yes / No?	Reason
			Submission stage. This shows significant positive effects on the relevant objective (Objective 15). The wording change in this FC strengthens this approach, and therefore the outcome of the appraisal would not change (as it is already showing the maximum positive score possible).
MM23	DM17 Carbon Reduction	No	Change incorporates extra wording on water efficiency standards. It can be seen in appendix 6 that an approach which encompasses water efficiency measures has already been appraised as part of the preferred option at Proposed Submission stage. This shows significant positive effects (in the medium and long-term) on the relevant objective (Objective 8). It can thus be seen that the wording change in this FC strengthens this approach, and therefore the outcome of the appraisal would not change (as it is already showing the maximum positive score possible).
MM24	Figure 2 Map 16 Map 1 and 13	No	Mapping changes and corrections; no policy changes arising so no significant effects on sustainability objectives likely.



### **Changes to the SA resulting from the Main Modifications**

The content below incorporates changes to the SA resulting from the main modifications as track changes. Please note that, in the sustainability framework outlined in the SA Scoping Report Update 2011, the Council accepted a number of minor amendments to the objectives and indicators as suggested in the stakeholder consultation on the update report. These were fed through to the Objectives and Indicators table in the Scoping Report Update (Table 1 of Appendix 7). However, in relation to objective 8, the wording stipulating 'Rivers of good chemical and ecological status' was not carried through to the detailed appraisals, and the previous wording of the indicator ('rivers of good/fair quality') was mistakenly retained. The Council considers that this does not affect the outcome of the SA process, given that the overall objective is the same. Nevertheless, the Council will change and update this wording in the final version of the SA Report.

#### **MM14:**

#### **Policy DM1a Presumption in favour of Sustainable Development**

**Preferred Option – Policy approach reflecting the presumption in favour of sustainable development encompassed in the National Planning Policy Framework (NPPF, para 15) (NB No other options appraised; as this policy is a government requirement, no alternatives considered to be reasonable).**

Objective Sustainability	Indicators	Predicted Effects			Comments:	
		Nature of Effect	Assessment of effect			
			Short term (to 2018)	Med term (to 2023)		Long term (post 2023)
1 To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Housing completions/allocation/commitments 3. Affordable housing built per annum 4. Households on housing register	Policy could allow for housing schemes to be approved more quickly than at present; therefore, whilst precise effect is uncertain, it could potentially have a positive effect.	?/+	?/+	?/+	

2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop	Effect uncertain	?	?	?	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Policy could allow for quicker approval of applications for community facilities but could equally allow for quicker approval of housing schemes on sites currently used for community facilities. Precise nature of effect uncertain but likely to be neutral.	?/0	?/0	?/0	
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously	No direct effect likely	0	0	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Life expectancy	No direct effect likely	0	0	0	
<b>Potential effect of Option on Social Objectives:</b>				?/+	?/+	?/+	
<b>Option could potentially quicken the delivery of housing (and, by corollary, affordable housing), therefore having positive effect on social objectives. However, the precise nature of the effect is uncertain.</b>							
<b>Objective</b>		<b>Indicators</b>					<b>Comments:</b>

<u>Sustainability</u>		<u>Nature of Effect</u>	<u>Assessment of Effect</u>			
			<u>Short term (to 2018)</u>	<u>Med term (to 2023)</u>	<u>Long term (post 2023)</u>	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings with on-site renewables to meet carbon reduction targets. 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Installed capacity for energy generation from renewable sources.	Precise nature of effect uncertain, but any new buildings would have to be built would have to be built to new standards for energy efficiency and carbon reduction. Therefore, if such developments are delivered more quickly, positive effect is possible.	?/+	?/+	?/+
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road	Precise nature of effect depends on location of individual development proposals.	?	?	?
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water use & availability 3. Water conservation 4. Use of 'grey water' 5. Control of effluent 6. Incidents of water pollution 7. Quality & quantity of groundwater	No direct effect.	0	0	0
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands 3. New BAP habitats created	Precise nature of effect uncertain but could potentially lead to negative effects if developments are approved more quickly without full consideration for biodiversity objectives.	?/-	?/-	?/-
10	To protect & enhance the landscape & townscape character of the District & in particular, those	1. Open space lost to development 2. New open space created as a result of development	Precise nature of effect uncertain but could potentially lead to negative effects if developments are approved more quickly without full consideration for landscape and townscape objectives.	?/-	?/-	?/-

	<u>areas of designated importance</u>						
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Precise nature of effect uncertain but could potentially lead to negative effects if developments are approved more quickly without full consideration for historic environment objectives.	?/-	?/-	?/-	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	No direct effect.	0	0	0	Amount of construction waste going to landfill would depend on the specific development.
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Precise nature of effect uncertain but could potentially lead to negative effects if developments are approved more quickly without full consideration for soil resource/quality objectives.	?/-	?/-	?/-	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Precise nature of effect depends on location of individual development proposals.	?	?	?	
15	To reduce the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties affected by fluvial, groundwater and localised floods 3. Frequency of Fluvial floods	No direct effect.	0	0	0	Effect would be dependent on the location of any development and its relationship with the identified Flood Zones.
<b>Potential effect of Option on Environmental Objectives:</b>							
Option could potentially have negative effects on some environmental objectives if developments are approved more quickly without full consideration of specific objectives. However, precise nature of effects are uncertain.				?/-	?/-	?/-	
	<b>Objective</b>	<b>Indicators</b>	<b>Predicted Effects</b>				<b>Comments:</b>

<u>Sustainability</u>			<u>Nature of Effect</u>	<u>Assessment of Effect</u>			
				<u>Short term (to 2018)</u>	<u>Med term (to 2023)</u>	<u>Long term (post 2023)</u>	
16	<u>To encourage economic growth &amp; competitiveness</u>	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Policy could lead to the loss of land for employment uses. However it could also lead to faster approval of employment proposals. Precise effects uncertain but likely to be neutral.	0	0	0	
17	<u>To achieve a broad balance in the growth of housing, population &amp; employment</u>	1. Jobs: labour force	Potential to increase labour supply through the development of residential uses quicker.	±	±	±	
18	<u>To encourage a diverse economy including a vibrant &amp; sustainable tourism sector</u>	1. Diversity of economy 2. % jobs in tourism sector	No direct effect.	0	0	0	
19	<u>To develop &amp; maintain a skilled workforce to support long-term competitiveness of the District</u>	1. % population with no NVQ Level 2 equivalent qualification or above	No effect.	0	0	0	
20	<u>To reduce levels of social polarisation &amp; levels of deprivation</u>	1. % of pop. in worst super output areas 2. Working age population in employment 2. Unemployed for more than 1yr	No direct effect likely although could potentially lead to increase in employment if development schemes are approved more quickly.	0/+	0/+	0/+	
<b>Potential effect of Option on Economic Objectives:</b>							
<b><u>Option could potentially quicken the approval of development schemes, therefore having positive effect on economic objectives. However, the precise nature of the effect is uncertain.</u></b>				±/+	±/+	±/+	

**MM6:**

**Policy HWTC12 Chilterns Shopping Centre and Frogmoor East**

**Preferred Option: Mixed-use allocation comprising retail, restaurants, hotels, pubs, commercial leisure. Residential acceptable (on upper floors and on ground floor where no loss of retail frontages).**

Sustainability Objective	Predicted Effects		Assessment of Effect	Comments:
	Nature of Effect			
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> <li>Positive effect, as residential development could be brought forward on this site.</li> </ul>	±	Level of affordable housing would be delivered in line with Core Strategy Policy CS13.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> <li>By creating new uses and regenerating the site, the option is likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour.</li> </ul>	+/-0	New development would be to standards that design out crime.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> <li>Site is intrinsically accessible being located in the heart of High Wycombe town centre and therefore immediately adjacent to a very wide range of uses.</li> </ul>	++	Option would facilitate a greater variety of uses on the site itself.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> <li>Site within the existing built-up area of High Wycombe.</li> <li>Not in an area of deprivation but regeneration of key town centre site is likely to have benefits in the wider town including such areas of social deprivation.</li> </ul>	++	Linked regeneration of Frogmoor would contribute towards encouraging a sense of community identity.
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> <li>Option would have no effect on open space deficiency although any new floorspace will be expected to contribute on-site or off-site open space according to latest standards and requirements.</li> <li>Option paves the way for commercial leisure within the site.</li> <li>Site does not suffer from poor air quality or noise sources.</li> </ul>	0	
<b>Potential effect of Option on Social Objectives:</b>  <b>Option would be a catalyst to regenerating a key town centre site including provision of new housing, shopping and other facilities which would be used by the wider community; therefore likely to have significant positive effects on social objectives.</b>			++	
Sustainability Objective	Predicted Effects		Assessment of Effect	Comments:
	Nature of Effect			

6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> <li>New development will be required to comply with Policy DM17 on Carbon Reduction.</li> </ul>	++	New development may allow for the introduction of new design techniques into the construction.
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> <li>Site is in Accessibility Zone 1</li> <li>Site is in the heart of High Wycombe town centre, near to extremely frequent bus and train services to a wide range of locations.</li> <li>Surrounding pedestrianised streets suitable for use by cyclists.</li> <li>Site can be safely accessed by foot and car, and option would be unlikely to have an adverse impact on the transport network – likely that any such impacts could be overcome.</li> </ul>	++	Transport impacts of development together with any mitigation measures required would need to be assessed in line with Policy DM1 on Transport Requirements of Development Sites, as well as Core Strategy policies CS16 and CS20.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> <li>Redevelopment of existing site so unlikely to be constraints on water supply, sewerage system or an effect on the quality of water sources.</li> <li>Any new development would have to meet new sustainable construction standards.</li> </ul>	0	Need for localised upgrades to water supply and sewerage network identified in the Infrastructure Delivery Plan and any detailed upgrades can be dealt with through the development process. Any impact on water sources can be mitigated through design of scheme.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> <li>No effect</li> </ul>	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> <li>If option results in redevelopment or rebuild, new development could potentially have an impact on the townscape. Effect depends upon design of the final scheme under this option.</li> </ul>	?	Under any redevelopment scheme, a high-quality design would be required which makes a positive contribution to the surrounding townscape.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> <li>The site is within the High Wycombe Conservation Area and there is one Grade II listed building on the site. Essential that option ensures protection and enhancement of conservation and retention of listed building.</li> </ul>	0/+	Essential that policy requires that the option retains the listed building on the site; Saved Local Plan Policy HE6 will ensure protection and enhancement of the special character and appearance of the conservation area.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> <li>Recycling opportunities may become available through new domestic construction and waste collection.</li> </ul>	±	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> <li>Previously developed land and not known to be contaminated.</li> </ul>	±	
14	To improve the efficiency of land	<ul style="list-style-type: none"> <li>All of the site is previously developed.</li> </ul>	++	

	use through re-use of previously developed land			
15	To reduce the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> <li>Site is in Flood Zone 1.</li> </ul>	++	
<b>Potential effect of Option on Environmental Objectives:</b>			++	
<b>Option would provide environmental enhancements for a key part of the town centre. No adverse effects likely.</b>				
<b>Sustainability Objective</b>	<b>Predicted Effects</b>		<b>Comments:</b>	
	<b>Nature of Effect</b>		<b>Assessment of Effect</b>	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> <li>No higher value employment activities envisaged as part of the option. Offices currently located on the site could be lost although it is understood that they have been empty for some years so unlikely to be significant negative effect.</li> </ul>	-	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> <li>Positive effect, as proposal adds to the labour force through proposing residential development.</li> </ul>	±	Amount of residential development restricted by the requirement that it is provided on upper floors only or where it does not lead to loss of retail frontages.
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> <li>Positive impact – option includes hotel, pub and restaurant which would all encourage tourism</li> </ul>	±	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> <li>No direct effect</li> </ul>	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> <li>Option would provide employment opportunities as part of retail and leisure uses.</li> </ul>	±	
<b>Potential effect of Option on Economic Objectives:</b>			±	
<b>Option would help regenerate site and assist economy of the district by providing facilities for a mix of uses including residential development.</b>				



**Alternative Option 1: Mixed-use allocation comprising retail, restaurants, hotels, pubs and commercial leisure. NB Residential not forming part of this option.**

**Deleted: Preferred**

**Deleted:**

**Deleted:** NB Residential not appraised as part of this option to reflect the fact that the student accommodation on upper floors has already been permitted and is being built.¶

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> <li>No effect</li> </ul>	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> <li>By creating new uses and regenerating the site, the option is likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour.</li> </ul>	+/0	New development would be to standards that design out crime.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> <li>Site is intrinsically accessible being located in the heart of High Wycombe town centre and therefore immediately adjacent to a very wide range of uses.</li> </ul>	++	Option would facilitate a greater variety of uses on the site itself.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> <li>Site within the existing built-up area of High Wycombe.</li> <li>Not in an area of deprivation but regeneration of key town centre site is likely to have benefits in the wider town including such areas of social deprivation.</li> </ul>	++	Linked regeneration of Frogmoor would contribute towards encouraging a sense of community identity.
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> <li>Option would have no effect on open space deficiency although any new floorspace will be expected to contribute on-site or off-site open space according to latest standards and requirements.</li> <li>Option paves the way for commercial leisure within the site.</li> <li>Site does not suffer from poor air quality or noise sources.</li> </ul>	0	
<b>Potential effect of Option on Social Objectives:</b>			++	
<b>Option would be a catalyst to regenerating a key town centre site including provision of new shopping and other facilities which would be used by the wider community; therefore likely to have significant positive effects on social objectives.</b>				

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
6	To reduce contributions to climate change through: c) Sustainable building practices d) Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> <li>New development will be required to comply with Policy DM17 on Carbon Reduction.</li> </ul>	++	New development may allow for the introduction of new design techniques into the construction.
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> <li>Site is in Accessibility Zone 1</li> <li>Site is in the heart of High Wycombe town centre, near to extremely frequent bus and train services to a wide range of locations.</li> <li>Surrounding pedestrianised streets suitable for use by cyclists.</li> <li>Site can be safely accessed by foot and car, and option would be unlikely to have an adverse impact on the transport network – likely that any such impacts could be overcome.</li> </ul>	++	Transport impacts of development together with any mitigation measures required would need to be assessed in line with Policy DM1 on Transport Requirements of Development Sites, as well as Core Strategy policies CS16 and CS20.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> <li>Redevelopment of existing site so unlikely to be constraints on water supply, sewerage system or an effect on the quality of water sources.</li> <li>Any new development would have to meet new sustainable construction standards.</li> </ul>	0	Need for localised upgrades to water supply and sewerage network identified in the Infrastructure Delivery Plan and any detailed upgrades can be dealt with through the development process. Any impact on water sources can be mitigated through design of scheme.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> <li>No effect</li> </ul>	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> <li>If option results in redevelopment or rebuild, new development could potentially have an impact on the townscape. Effect depends upon design of the final scheme under this option.</li> </ul>	?	Under any redevelopment scheme, a high-quality design would be required which makes a positive contribution to the surrounding townscape.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> <li>The site is within the High Wycombe Conservation Area and there is one Grade II listed building on the site. Essential that option ensures protection and enhancement of conservation and retention of listed building.</li> </ul>	0/+	Essential that policy requires that the option retains the listed building on the site; Saved Local Plan Policy HE6 will ensure protection and enhancement of the special character and appearance of the conservation area.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> <li>Recycling opportunities may become available through new domestic construction and waste collection.</li> </ul>	+	

13	To conserve soil resources & quality	<ul style="list-style-type: none"> <li>Previously developed land and not known to be contaminated.</li> </ul>	+	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> <li>All of the site is previously developed.</li> </ul>	++	
15	To reduce the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> <li>Site is in Flood Zone 1.</li> </ul>	++	
<b>Potential effect of Option on Environmental Objectives:</b>			++	
<b>Option would provide environmental enhancements for a key part of the town centre. No adverse effects likely.</b>				
<b>Sustainability Objective</b>		<b>Predicted Effects</b>		<b>Comments:</b>
		<b>Nature of Effect</b>	<b>Assessment of Effect</b>	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> <li>No higher value employment activities envisaged as part of the option. Offices currently located on the site could be lost although it is understood that they have been empty for some years so unlikely to be significant negative effect.</li> </ul>	-	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> <li>No effect.</li> </ul>	0	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> <li>Positive impact – option includes hotel, pub and restaurant which would all encourage tourism</li> </ul>	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> <li>No direct effect</li> </ul>	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> <li>Option would provide employment opportunities as part of retail and leisure uses.</li> </ul>	+	
<b>Potential effect of Option on Economic Objectives:</b>			+	
<b>Option would help regenerate site and assist economy of the district by providing facilities for a mix of uses.</b>				

**Alternative Option 2: Stricter approach to uses – strict adherence to retail-only rules**

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> <li>No contribution towards housing or affordable housing as policy does not envisage housing on the site.</li> </ul>	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> <li>No change so the option would be likely to lead to either a neutral or negative impact on levels of crime and anti-social behaviour.</li> </ul>	0/-	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> <li>Site is intrinsically accessible being located in the heart of High Wycombe town centre but option would not facilitate new, or a greater variety of, uses.</li> </ul>	0	
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> <li>No impact as no change under this option.</li> </ul>	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> <li>Option would have no effect on open space deficiency</li> <li>Site does not suffer from poor air quality or noise sources.</li> </ul>	0	
<b>Potential effect of Option on Social Objectives:</b>			0	
<b>Option would have no discernable impact in terms of social benefits as no change would be envisaged to a failing part of the town centre.</b>				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
6	To reduce contributions to climate change through: <ul style="list-style-type: none"> <li>e) Sustainable building practices</li> <li>f) Maximising the potential for renewable energy &amp;</li> </ul>	<ul style="list-style-type: none"> <li>'No change' option so no effect.</li> </ul>	0	

energy conservation				
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> <li>'No change' option so no effect.</li> </ul>	0	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> <li>No change under this option so unlikely to have an effect on water supply, sewerage system or an effect on the quality of water resources.</li> </ul>	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> <li>No effect</li> </ul>	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> <li>No effect</li> </ul>	0	
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> <li>The site is within the High Wycombe Conservation Area and there is one Grade II listed building on the site. No change envisaged under this option so no impact either way.</li> </ul>	0	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> <li>Recycling opportunities may become available through new domestic construction and waste collection although no new build envisaged under this option.</li> </ul>	0	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> <li>No effect.</li> </ul>	0	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> <li>'No change' option so no effect.</li> </ul>	0	
15	To reduce the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> <li>'No change' option so no effect.</li> </ul>	0	
<b>Potential effect of Option on Environmental Objectives:</b>			0	
<b>No adverse effects likely from this option but no significant enhancements either.</b>				
Sustainability Objective	Predicted Effects		Assessment of Effect	Comments:
	Nature of Effect			
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> <li>No higher value employment activities envisaged as part of the option.</li> </ul>	0/+	Option would retain offices in the site but these have proved difficult to let anyway so no significant positive effect.

17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> <li>No effect on labour supply</li> </ul>	0	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> <li>No effect</li> </ul>	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> <li>No direct effect</li> </ul>	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> <li>No effect</li> </ul>	0	
<b>Potential effect of Option on Economic Objectives:</b>			+	
<b>Option would do nothing to assist with regenerating a key part of the town centre which is currently struggling.</b>				

**MM11:**

**Policy MR4: Portlands**

*Preferred Option: Residential use; smaller site area to exclude West Street Car Park. This option contains no requirement relating to the provision of the Portlands Link Road.*

	<u>Objective Sustainability</u>	<u>Predicted Effects</u>		<u>Comments:</u>
		<u>Nature of Effect</u>	<u>Assessment of effect</u>	
1	<u>To provide the residents of Wycombe District Council with the opportunity to live in a quality home</u>	<ul style="list-style-type: none"> <li><u>Option could make significant contribution towards housing requirements and towards affordable housing provision in Marlow.</u></li> </ul>	++	
2	<u>To reduce crime, fear of crime &amp; anti-social activity through the creation of safer places to live &amp; work</u>	<ul style="list-style-type: none"> <li><u>Redevelopment likely to have a positive impact on crime so long as designed to the correct standards in line with adopted brief</u></li> </ul>	±	<u>New development would need to be in line with standards that design out crime.</u>
3	<u>To improve accessibility to essential services &amp; facilities &amp; to provide opportunities to obtain good access to high quality health, education, recreation &amp; other community facilities &amp; services</u>	<ul style="list-style-type: none"> <li><u>Site located within Marlow town centre so highly accessible to a wide range of services and facilities.</u></li> </ul>	++	

4	Encourage a sense of community identity & welfare	<ul style="list-style-type: none"> <li>Site is within the already built-up area of Marlow.</li> <li>Not in or near an area of social deprivation.</li> </ul>	±	Option would bring a part of Marlow town centre back into active use, and thus extend people's sense of ownership.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> <li>Court Gardens Leisure Centre located within 400m of the site, along with access to the Thameside path, Higginson Park and other local amenities.</li> <li>Site does not suffer from poor air quality.</li> <li>Part of site is near to the A4155 so could be affected by traffic noise – could be mitigated through design of scheme.</li> </ul>	±	Development would have to take full account of noise issues and incorporate any mitigation measures necessary.
<b>Potential effect of option on social objectives:</b>				
<b>By providing new development on what is a very accessible town centre site, option is likely to deliver significant positive effects on social objectives.</b>			<b>++</b>	
<b>Objective Sustainability</b>		<b>Predicted Effects</b>		<b>Comments:</b>
		<b>Nature of Effect</b>	<b>Assessment of effect</b>	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> <li>New development will be required to comply with Policy DM17 on Carbon Reduction.</li> </ul>	++	Adopted Portlands SPD requires an ecohomes rating of good and a renewable energy target of 10%. Once adopted, the DSA Plan policy would override the SPD on this matter.
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> <li>Accessibility Zone 3</li> <li>Very accessible site by a range of modes of transport.</li> <li>Cycle route within half a mile.</li> <li>Option unlikely to have a major adverse impact on the transport network – likely that any such impact could be overcome.</li> </ul>	++	This site is suitable for the proposed use subject to it being demonstrated that there is no unacceptable impact on the existing transport network, taking account of safety, congestion and environmental quality, together with good quality accessibility by walking, cycling and public transport, including proposed improvements where appropriate. This is particularly important given that this option would not provide for the delivery of the Portlands Link Road. In the absence of the Portlands Link Road, West Street Car Park is not required for the development and can therefore be excluded from the site area, meaning that the public parking which it provides will be retained.
8	To provide for sustainable levels of water use, supply & management, including quality of	<ul style="list-style-type: none"> <li>Brownfield development but water supply and sewerage networks may need to be upgraded to</li> </ul>	0	Need for localised upgrades to water supply and sewerage network identified in the Infrastructure Delivery Plan and any detailed upgrades can be dealt with through the development management process.

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	<u>water sources</u>	<u>service redevelopment.</u> <ul style="list-style-type: none"> <li>All new development would have to meet new sustainable construction standards.</li> <li>Effect on quality of water sources unknown.</li> </ul>		<u>Any impact on water sources can be mitigated through design of scheme.</u>
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> <li>Potential Loss of biodiversity</li> </ul>	-	<u>Provision of an area of open space will mitigate for some of this loss.</u>
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> <li>Landscape and townscape character will be changed by the development of the site</li> </ul>	0/+	<u>SPD requires that the development includes as much greenery (such as through the use of hedges rather than walls) to reflect the green quality that the site currently enjoys, as well as the provision of on-site open space.</u>
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> <li>In Marlow Conservation Area</li> <li>Potential for sympathetic design</li> </ul>	±	<u>Depends on detailed design – SPD sets out details on how it is regarded that this can be achieved.</u>
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> <li>Housing would be incorporated into District-wide recycling collection</li> </ul>	±	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> <li>Brownfield site and not known to be contaminated.</li> </ul>	±	
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> <li>Previously developed land</li> <li>Housing Intensification</li> </ul>	++	
15	To reduce the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> <li>Site is in Flood Zone 1.</li> </ul>	±	
<b>Potential effect of option on environmental options:</b>				
<b>By delivering housing development in an accessible town centre location, option is likely to lead to significant positive environmental effects. This is provided that the development can demonstrate that it will have no unacceptable impact on the existing transport network, given that this option will not provide for the Portlands Link Road.</b>			++	
<b>Objective Sustainability</b>	<b>Predicted Effects</b>		<b>Comments:</b>	
	<b>Nature of Effect</b>	<b>Assessment of Effect</b>		

16	To encourage economic growth & competitiveness	• No effect.	0	
17	To achieve a broad balance in the growth of housing, population & employment	• Option provides for housing.	±	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	• No effect.	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	• No effect.	0	
20	To reduce levels of social polarisation & levels of deprivation	• Site not in an area of deprivation so no effect.	0	
<b>Potential effect of option on economic objectives:</b>				
By adding to the labour force, option is likely to lead to positive effects on economic objectives.			±	

**Alternative Option 1: Residential (or predominantly residential) – this option includes provision for the delivery of the Portlands Link Road and, therefore, includes West Street Car Park in the site area**

Deleted: Preferred

Objective Sustainability	Predicted Effects		Comments:
	Nature of Effect	Assessment of effect	
1 To provide the residents of Wycombe District Council with the opportunity to live in a quality home	• Option could make significant contribution towards housing requirements and towards affordable housing provision in Marlow.	++	

2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	<ul style="list-style-type: none"> <li>Redevelopment likely to have a positive impact on crime so long as designed to the correct standards in line with adopted brief</li> </ul>	+	New development would need to be in line with standards that design out crime.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> <li>Site located within Marlow town centre so highly accessible to a wide range of services and facilities.</li> </ul>	++	
4	Encourage a sense of community identity & welfare	<ul style="list-style-type: none"> <li>Site is within the already built-up area of Marlow.</li> <li>Not in or near an area of social deprivation.</li> </ul>	+	Option would bring a part of Marlow town centre back into active use, and thus extend people's sense of ownership.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> <li>Court Gardens Leisure Centre located within 400m of the site, along with access to the Thameside path, Higginson Park and other local amenities.</li> <li>Site does not suffer from poor air quality.</li> <li>Part of site is next to the A4155 so could be affected by traffic noise – could be mitigated through design of scheme.</li> </ul>	+	Development would have to take full account of noise issues and incorporate any mitigation measures necessary.
<b>Potential effect of option on social objectives:</b>				
<b>By providing new development on what is a very accessible town centre site, option is likely to deliver significant positive effects on social objectives.</b>			++	
<b>Objective Sustainability</b>		<b>Predicted Effects</b>		<b>Comments:</b>
		<b>Nature of Effect</b>	<b>Assessment of effect</b>	
6	To reduce contributions to climate change through: a) Sustainable building practices	<ul style="list-style-type: none"> <li>New development will be required to comply with Policy DM17 on Carbon Reduction.</li> </ul>	++	Adopted Portlands SPD requires an ecohomes rating of good and a renewable energy target of 10%. Once adopted, the DSA Plan policy would override the SPD on this matter.

	b) Maximising the potential for renewable energy & energy conservation			
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> <li>• Accessibility Zone 3</li> <li>• Very accessible site by a range of modes of transport.</li> <li>• Cycle route within half a mile.</li> <li>• Option unlikely to have a major adverse impact on the transport network – likely that any such impact could be overcome.</li> </ul>	++	This site is suitable for the proposed use subject to it being demonstrated that there is no unacceptable impact on the existing transport network, taking account of safety, congestion and environmental quality, together with good quality accessibility by walking, cycling and public transport, including proposed improvements where appropriate.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> <li>• Brownfield development but water supply and sewerage networks may need to be upgraded to service redevelopment.</li> <li>• All new development would have to meet new sustainable construction standards.</li> <li>• Effect on quality of water sources unknown.</li> </ul>	0	Need for localised upgrades to water supply and sewerage network identified in the Infrastructure Delivery Plan and any detailed upgrades can be dealt with through the development management process. Any impact on water sources can be mitigated through design of scheme.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> <li>• Potential Loss of biodiversity</li> </ul>	-	Provision of an area of open space will mitigate for some of this loss.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> <li>• Landscape and townscape character will be changed by the development of the site</li> </ul>	0/+	SPD requires that the development includes as much greenery (such as through the use of hedges rather than walls) to reflect the green quality that the site currently enjoys, as well as the provision of on-site open space.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> <li>• In Marlow Conservation Area</li> <li>• Potential for sympathetic design</li> </ul>	+	Depends on detailed design – SPD sets out details on how it is regarded that this can be achieved.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> <li>• Housing would be incorporated into District-wide recycling collection</li> </ul>	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> <li>• Brownfield site and not known to be contaminated.</li> </ul>	+	
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> <li>• Previously developed land</li> <li>• Housing Intensification</li> </ul>	++	
15	To reduce the risk of flooding (in relation to both new & existing	<ul style="list-style-type: none"> <li>• Site is in Flood Zone 1.</li> </ul>	+	

	development)			
<b>Potential effect of option on environmental options:</b>				
<b>By delivering housing development in an accessible town centre location, option is likely to lead to significant positive environmental effects.</b>			++	
		<b>Predicted Effects</b>		<b>Comments:</b>
	<b>Objective Sustainability</b>	<b>Nature of Effect</b>	<b>Assessment of Effect</b>	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> <li>No effect.</li> </ul>	0	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> <li>Option provides for housing.</li> </ul>	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> <li>No effect.</li> </ul>	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> <li>No effect.</li> </ul>	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> <li>Site not in an area of deprivation so no effect.</li> </ul>	0	
<b>Potential effect of option on economic objectives:</b>				
<b>By adding to the labour force, option is likely to lead to positive effects on economic objectives.</b>			+	

**Alternative Option 2: Retail-led mixed-use**

Objective Sustainability	Predicted Effects		Comments:
	Nature of Effect	Assessment of effect	
1 To provide the residents of Wycombe District Council with the opportunity to live in a quality home	<ul style="list-style-type: none"> <li>Option would make some contribution towards housing requirements.</li> </ul>	+	
2 To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	<ul style="list-style-type: none"> <li>Redevelopment likely to have a positive impact on crime so long as designed to the correct standards in line with adopted brief</li> </ul>	+	New development would need to be in line with standards that design out crime.
3 To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> <li>Site located within Marlow town centre so highly accessible to a wide range of services and facilities.</li> </ul>	++	Small-scale supporting uses could provide services/facilities.
4 Encourage a sense of community identity & welfare	<ul style="list-style-type: none"> <li>Site is within the already built-up area of Marlow.</li> <li>Not in or near an area of social deprivation.</li> </ul>	+	Option would bring a part of Marlow town centre back into active use, and thus extend people's sense of ownership.
5 Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> <li>Court Gardens Leisure Centre located within 400m of the site, along with access to the Thameside path, Higginson Park and other local amenities.</li> </ul>	+	Development would have to take full account of noise issues and incorporate any mitigation measures necessary.

		<ul style="list-style-type: none"> <li>• Site does not suffer from poor air quality.</li> <li>• Part of site is next to the A4155 so could be affected by traffic noise – could be mitigated through design of scheme.</li> </ul>		
<b>Potential effect of option on social objectives:</b> <b>By providing new development on what is a very accessible town centre site, option is likely to deliver significant positive effects on social objectives.</b>			++	
<b>Objective Sustainability</b>		<b>Predicted Effects</b>		<b>Comments:</b>
		<b>Nature of Effect</b>	<b>Assessment of effect</b>	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> <li>• New development will be required to comply with Policy DM17 on Carbon Reduction.</li> </ul>	++	Adopted Portlands SPD requires an ecohomes rating of good and a renewable energy target of 10%. Once adopted, the DSA Plan policy would override the SPD on this matter.
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> <li>• Accessibility Zone 3.</li> <li>• Very accessible site by a range of modes of transport.</li> <li>• Cycle route within half a mile.</li> <li>• Option unlikely to have a major adverse impact on the transport network – likely that any such impact could be overcome.</li> </ul>	++	This site is suitable for the proposed use subject to it being demonstrated that there is no unacceptable impact on the existing transport network, taking account of safety, congestion and environmental quality, together with good quality accessibility by walking, cycling and public transport, including proposed improvements where appropriate.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> <li>• Brownfield development but water supply and sewerage networks may need to be upgraded to service redevelopment.</li> <li>• All new development would have to meet new sustainable construction standards.</li> <li>• Effect on quality of water sources unknown.</li> </ul>	0	Need for localised upgrades to water supply and sewerage network identified in the Infrastructure Delivery Plan and any detailed upgrades can be dealt with through the development management process. Any impact on water sources can be mitigated through design of scheme.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> <li>• Potential loss of biodiversity.</li> </ul>	-	Provision of an area of open space will mitigate for some of this loss.
10	To protect & enhance the landscape & townscape character of the District & in	<ul style="list-style-type: none"> <li>• Landscape and townscape character will be changed by the development of the site</li> </ul>	0/+	SPD requires that the development includes as much greenery (such as through the use of hedges rather than walls) to reflect the green quality that the site currently enjoys, as well as the provision of on-site open space.

	particular, those areas of designated importance			
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> <li>In Marlow Conservation Area</li> <li>Potential for sympathetic design</li> </ul>	+	Depends on detailed design – SPD sets out details on how it is regarded that this can be achieved.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> <li>Housing element of scheme would be incorporated into District wide recycling collection</li> </ul>	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> <li>Brownfield site and not known to be contaminated.</li> </ul>	+	
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> <li>Previously developed land</li> <li>Housing Intensification</li> </ul>	++	
15	To reduce the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> <li>Site is in Flood Zone 1</li> </ul>	++	
<b>Potential effect of option on environmental options:</b>				
<b>By delivering mixed-use development in an accessible town centre location, option is likely to lead to significant positive environmental effects.</b>			++	
<b>Objective Sustainability</b>		<b>Predicted Effects</b>		<b>Comments:</b>
		<b>Nature of Effect</b>	<b>Assessment of Effect</b>	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> <li>Option would provide employment opportunities in retail element of the development</li> </ul>	+	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> <li>Option provides for some housing</li> </ul>	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> <li>Option provides for employment as part of the retail development.</li> </ul>	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> <li>No effect.</li> </ul>	0	



20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> <li>• Site not in an area of deprivation so no effect.</li> </ul>	0	
<b>Potential effect of option on economic objectives:</b>  <b>By adding to the labour force and providing for some employment, option is likely to lead to positive effects on economic objectives.</b>			+	



**MM17:**

**Policy DM8 District Centres**

***Preferred Option – Percentage target of frontage lengths in non-A1/A3 use – to be specified for each District Centre but some scope for non-A1/A3 use in each District Centre. Except where site-specific policies state otherwise, residential development acceptable on upper floors and on ground floors where this would involve no loss of ground floor frontage.***

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2018)	Med term (to 2023)		Long term (post 2023)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Housing completions/allocation/commitments 3. Affordable housing built per annum 4. Households on housing register	Policy allows for the development of new dwellings subject to certain criteria (i.e. being on upper floors and not involving loss of active ground floor frontage).	±	±	±	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop	By encouraging appropriate balance of uses in the district centres, option is likely to lead to a positive or at least neutral impact.	0/+	0/+	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education,	1. % residents within 500m of services/facilities	Concentration of retail/A3 uses and other town centre uses within the District Centres improves their accessibility.	±	±	±	

	<u>recreation &amp; other community facilities &amp; services</u>						
4	<u>Encourage a sense of community identity &amp; welfare</u>	1. % of pop. in worst super output areas 2. Communities living together harmoniously	<u>Concentration of retail/A3 and other town centre uses within the identified District Centres improves the vitality of these centres.</u>	±	±	±	
5	<u>Improve &amp; maintain health &amp; well-being of the population &amp; reduce inequalities in health</u>	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Life expectancy	<u>No effect on open space deficiency – new developments would be expected to contribute either on-site or off-site to open space in any case. Existing green space would continue to be protected under separate policies.</u>	0	0	0	
<b>Potential effect of Option on Social Objectives:</b>				±	±	±	
<b><u>Option would enable the development of appropriate uses for the district centres including an appropriate proportion of retail developments, A3 and other supporting non-retail uses, as well as new homes where criteria in policy are met. This would assist in maintaining the vitality and viability of the district centres.</u></b>							
<b>Objective Sustainability</b>	<b>Indicators</b>	<b>Nature of Effect</b>	<b>Assessment of Effect</b>			<b>Comments:</b>	
			<b>Short term (to 2018)</b>	<b>Med term (to 2023)</b>	<b>Long term (post 2023)</b>		
6	<u>To reduce contributions to climate change through:</u> a) <u>Sustainable building practices</u> b) <u>Maximising the potential for renewable energy &amp; energy</u>	1. <u>No. of buildings with on-site renewables to meet carbon reduction targets.</u> 2. <u>Improvement in energy efficiency of dwellings</u> 3. <u>Energy use per household</u> 4. <u>Installed capacity for energy generation from renewable sources.</u>	<u>No effect.</u>	0	0	0	

	<u>conservation</u>						
7	<u>To encourage the use of sustainable methods of transport to reduce negative effects on the environment</u>	<ol style="list-style-type: none"> <li>1. Annual NO2 outputs</li> <li>2. Modal split</li> <li>3. Development by Accessibility Zone</li> <li>4. Travel to school methods</li> <li>5. Road flow per principal road</li> </ol>	<u>Would concentrate new retail, A3 and other town centre uses in locations where they are more accessible to the widest range of people.</u>	++	++	++	
8	<u>To provide for sustainable levels of water use, supply &amp; management, including quality of water sources</u>	<ol style="list-style-type: none"> <li>1. Rivers of Good/fair quality</li> <li>2. Water use &amp; availability</li> <li>3. Water conservation</li> <li>4. Use of 'grey water'</li> <li>5. Control of effluent</li> <li>6. Incidents of water pollution</li> <li>7. Quality &amp; quantity of groundwater</li> </ol>	<u>No effect.</u>	0	0	0	
9	<u>To maintain &amp; enhance biodiversity, flora &amp; fauna &amp; avoid irreversible losses</u>	<ol style="list-style-type: none"> <li>1. Area/condition of SSSIs</li> <li>2. Ancient woodlands</li> <li>3. New BAP habitats created</li> </ol>	<u>No effect.</u>	0	0	0	
10	<u>To protect &amp; enhance the landscape &amp; townscape character of the District &amp; in particular, those areas of designated importance</u>	<ol style="list-style-type: none"> <li>1. Open space lost to development</li> <li>2. New open space created as a result of development</li> </ol>	<u>Policy promotes development which is of scale and character to compliment the function of the District Centres.</u>	±	±	±	<u>Any potential harmful impact of individual schemes on the townscape could be assessed, minimised and mitigated as part of the development management process.</u>
11	<u>To conserve &amp; where appropriate enhance the historic environment</u>	<ol style="list-style-type: none"> <li>1. No. of Listed buildings lost/at risk</li> <li>2. Loss/damage to scheduled ancient monuments</li> <li>3. % of Conservation Area Character Surveys completed</li> </ol>	<u>No direct effect. Where development is in or adjacent to conservation areas, protection and enhancement would be required.</u>	0	0	0	<u>No listed buildings are located in any of the District Centres. Flackwell Heath District Centre adjoins The Common Flackwell Heath Conservation Area. Bourne End District Centre is near Abbotsbrook Conservation Area. Any effect of individual schemes would be dependent on scale and design details of the scheme. However any potential harmful impact could be assessed, minimized and mitigated through the development management process.</u>
12	<u>Minimise waste &amp; then re-use it</u>	<ol style="list-style-type: none"> <li>1. % of household waste recycled, composted, used for energy</li> </ol>	<u>No direct effect.</u>	0	0	0	<u>Amount of construction waste going to landfill would depend on the specific development. Should encourage re-use of</u>

	<u>through recycling or composting or recovering energy from waste that has not been recycled or composted</u>	<u>recovery</u> 2. % of demolition/ construction waste to landfill					<u>existing building and construction material to minimise waste.</u>
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	No effect.	0	0	0	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Option encourages retail and other town centre uses to locate within the District Centres, thereby encouraging reuse of previously developed land.	++	++	++	
15	To reduce the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties affected by fluvial, groundwater and localised floods 3. Frequency of Fluvial floods	No direct effect.	0	0	0	<u>Effect would be dependent on the location of any development and its relationship with the identified Flood Zones.</u>
<b>Potential effect of Option on Environmental Objectives:</b>							
<b>Option would consolidate retail, A3 uses and other supporting main town centre uses in the District Centres where they are most accessible by sustainable modes of transport and be of a scale that is appropriate for their functions and position in the Town Centre Hierarchy. It would therefore have significant positive effects on environmental objectives.</b>				++	++	++	
	<b>Objective Sustainability</b>	<b>Indicators</b>	<b>Predicted Effects</b>			<b>Comments:</b>	
		<b>Nature of Effect</b>	<b>Assessment of Effect</b>				
			<b>Short term (to 2018)</b>	<b>Med term (to 2023)</b>	<b>Long term (post 2023)</b>		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Option could create opportunity for higher value employment activities from appropriate town centre developments, although some land or premises could also be lost to residential uses.	0/+	0/+	0/+	

17	To achieve a broad balance in the growth of housing, population & employment	1. <u>Jobs: labour force</u>	Potential to increase labour supply through the development of residential uses subject to the criteria in the policy.	±	±	±	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	No direct impact on range of employment uses and sizes. Option could result in the provision of facilities encouraging tourism, eg shops and supporting non-retail uses such as A3 and A4 uses.	±	±	±	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % population with no NVQ Level 2 equivalent qualification or above	No effect.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Working age population in employment 2. Unemployed for more than 1yr	No direct effect.	0	0	0	
<b>Potential effect of Option on Economic Objectives:</b>							
<b>Option could have a positive impact by creating the framework to enable a wider range of developments to come forward which would assist the local economy.</b>				±	±	±	

**Alternative Option 1 – Percentage target of frontage lengths in non-A1/A3 use – to be specified for each District Centre but some scope for non-A1/A3 use in each District Centre. NB Residential not explicitly mentioned as part of this option.**

Deleted: Preferred

Objective Sustainability	Indicators	Predicted Effects				Comments:	
		Nature of Effect	Assessment of effect				
			Short term (to 2018)	Med term (to 2023)	Long term (post 2023)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Housing completions/allocation/commitments 3. Affordable housing built per annum 4. Households on housing register	No direct effect.	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop	By encouraging appropriate balance of uses in the district centres, option is likely to lead to a positive or at least neutral impact.	0/+	0/+	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Concentration of retail/A3 uses and other town centre uses within the District Centres improves their accessibility.	+	+	+	



4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously	Concentration of retail/A3 and other town centre uses within the identified District Centres improves the vitality of these centres.	+	+	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Life expectancy	No effect on open space deficiency – new developments would be expected to contribute either on-site or off-site to open space in any case. Existing green space would continue to be protected under separate policies.	0	0	0	
<b>Potential effect of Option on Social Objectives:</b>				+	+	+	
<b>Option would enable the development of appropriate uses for the district centres including an appropriate proportion of retail developments, A3 and other supporting non-retail uses. This would assist in maintaining the vitality and viability of the district centres.</b>							
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short term (to 2018)	Med term (to 2023)	Long term (post 2023)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings with on-site renewables to meet carbon reduction targets. 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Installed capacity for energy generation from renewable sources.	No effect.	0	0	0	
7	To encourage the use of sustainable methods of transport to reduce negative effects on	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods	Would concentrate new retail, A3 and other town centre uses in locations where they are more accessible to the widest range of people.	++	++	++	

	the environment	5. Road flow per principal road					
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water use & availability 3. Water conservation 4. Use of 'grey water' 5. Control of effluent 6. Incidents of water pollution 7. Quality & quantity of groundwater	No effect.	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands 3. New BAP habitats created	No effect.	0	0	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Open space lost to development 2. New open space created as a result of development	Policy promotes development which is of scale and character to compliment the function of the District Centres.	+	+	+	Any potential harmful impact of individual schemes on the townscape could be assessed, minimised and mitigated as part of the development management process.
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	No direct effect. Where development is in or adjacent to conservation areas, protection and enhancement would be required.	0	0	0	No listed buildings are located in any of the District Centres. Flackwell Heath District Centre adjoins The Common Flackwell Heath Conservation Area. Bourne End District Centre is near Abbotsbrook Conservation Area. Any effect of individual schemes would be dependent on scale and design details of the scheme. However any potential harmful impact could be assessed, minimized and mitigated through the development management process.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	No direct effect.	0	0	0	Amount of construction waste going to landfill would depend on the specific development. Should encourage re-use of existing building and construction material to minimise waste.

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	No effect.	0	0	0	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Option encourages retail and other town centre uses to locate within the Dsitric Centres, thereby encouraging reuse of previously developed land.	++	++	++	
15	To reduce the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties affected by fluvial, groundwater and localised floods 3. Frequency of Fluvial floods	No direct effect.	0	0	0	Effect would be dependent on the location of any development and its relationship with the identified Flood Zones.
<b>Potential effect of Option on Environmental Objectives:</b>							
<b>Option would consolidate retail, A3 uses and other supporting main town centre uses in the District Centres where they are most accessible by sustainable modes of transport and be of a scale that is appropriate for their functions and position in the Town Centre Hierarchy. It would therefore have significant positive effects on environmental objectives.</b>				++	++	++	
<b>Objective Sustainability</b>		<b>Indicators</b>	<b>Predicted Effects</b>			<b>Comments:</b>	
			<b>Nature of Effect</b>	<b>Assessment of Effect</b>			
				<b>Short term (to 2018)</b>	<b>Med term (to 2023)</b>	<b>Long term (post 2023)</b>	
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	By creating flexibility for A3 uses and an appropriate level of flexibility on other changes of use, option could create opportunity for higher value employment activities from appropriate town centre developments.	+	+	+	
17	To achieve a broad balance in the growth of housing, population &	1. Jobs: labour force	No direct effect likely	0	0	0	

	employment						
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	No direct impact on range of employment uses and sizes. Option could result in the provision of facilities encouraging tourism, eg shops and supporting non-retail uses such as A3 and A4 uses.	+	+	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % population with no NVQ Level 2 equivalent qualification or above	No effect.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Working age population in employment 2. Unemployed for more than 1yr	No direct effect.	0	0	0	
<b>Potential effect of Option on Economic Objectives:</b>							
<b>Option could have a positive impact by creating the framework to enable a wider range of developments to come forward which would assist the local economy.</b>				+	+	+	

**Alternative Option 2: Percentage target of frontage lengths in non-A1 use – to be specified for each District Centre but some scope for non-A1 use in each District Centre**

Deleted: 1

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2018)	Med term (to 2023)		Long term (post 2023)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Housing completions/allocation/commitments 3. Affordable housing built per annum 4. Households on housing register	No direct effect.	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop	By encouraging appropriate balance of uses in the district centres, option is likely to lead to a positive or at least neutral impact.	0/+	0/+	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Concentration of retail and other town centre uses within the District Centres improves their accessibility.	+	+	+	

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously	Concentration of retail and other town centre uses within the identified District Centres improves the vitality of these centres.	+	+	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Life expectancy	No effect on open space deficiency – new developments would be expected to contribute either on-site or off-site to open space in any case. Existing green space would continue to be protected under separate policies.	0	0	0	
<b>Potential effect of Option on Social Objectives:</b>				+	+	+	
<b>Option would enable the development of appropriate uses for the district centres including an appropriate proportion of retail developments and supporting non-retail uses. This would assist in maintaining the vitality and viability of the district centres.</b>							
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short term (to 2018)	Med term (to 2023)	Long term (post 2023)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings with on-site renewables to meet carbon reduction targets. 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Installed capacity for energy generation from renewable sources.	No effect.	0	0	0	
7	To encourage the use of sustainable methods of transport to reduce negative effects on	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods	Would concentrate new retail and other town centre uses in locations where they are more accessible to the widest range of people.	++	++	++	

	the environment	5. Road flow per principal road					
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water use & availability 3. Water conservation 4. Use of 'grey water' 5. Control of effluent 6. Incidents of water pollution 7. Quality & quantity of groundwater	No effect.	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands 3. New BAP habitats created	No effect.	0	0	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Open space lost to development 2. New open space created as a result of development	Policy promotes development which is of scale and character to compliment the function of the District Centres.	+	+	+	Any potential harmful impact of individual schemes on the townscape could be assessed, minimised and mitigated as part of the development management process.
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	No direct effect. Where development is in or adjacent to conservation areas, protection and enhancement would be required.	0	0	0	No listed buildings are located in any of the District Centres. Flackwell Heath District Centre adjoins The Common Flackwell Heath Conservation Area. Bourne End District Centre is near Abbotsbrook Conservation Area. Any effect of individual schemes would be dependent on scale and design details of the scheme. However any potential harmful impact could be assessed, minimized and mitigated through the development management process.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	No direct effect.	0	0	0	Amount of construction waste going to landfill would depend on the specific development. Should encourage re-use of existing building and construction material to minimise waste.

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	No effect.	0	0	0	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Option encourages retail and other town centre uses to locate within the District Centres, thereby encouraging reuse of previously developed land.	++	++	++	
15	To reduce the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties affected by fluvial, groundwater and localised floods 3. Frequency of Fluvial floods	No direct effect.	0	0	0	Effect would be dependent on the location of any development and its relationship with the identified Flood Zones.
<b>Potential effect of Option on Environmental Objectives:</b>							
<b>Option would consolidate retail and other town centre uses in the District Centres where they are most accessible by sustainable modes of transport and be of a scale that is appropriate for their functions and position in the Town Centre Hierarchy. It would therefore have significant positive effects on environmental objectives.</b>				++	++	++	
<b>Objective Sustainability</b>		<b>Indicators</b>	<b>Predicted Effects</b>			<b>Comments:</b>	
			<b>Nature of Effect</b>	<b>Assessment of Effect</b>			
				<b>Short term (to 2018)</b>	<b>Med term (to 2023)</b>	<b>Long term (post 2023)</b>	
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	By creating an appropriate level of flexibility on changes of use, option could create opportunity for higher value employment activities from appropriate town centre developments.	+	+	+	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	No direct effect likely	0	0	0	



18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	No direct impact on range of employment uses and sizes. Option could result in the provision of facilities encouraging tourism, eg shops and supporting non-retail uses such as A3 and A4 uses.	+	+	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % population with no NVQ Level 2 equivalent qualification or above	No effect.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Working age population in employment 2. Unemployed for more than 1yr	No direct effect.	0	0	0	
<b>Potential effect of Option on Economic Objectives:</b>							
<b>Option could have a positive impact by creating the framework to enable a wider range of developments to come forward which would assist the local economy.</b>				+	+	+	

### Alternative Option 3: Greater flexibility for changes of use from A1

Deleted: 2

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2018)	Med term (to 2023)		Long term (post 2023)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Housing completions/allocation/commitments 3. Affordable housing built per annum 4. Households on housing register	No direct effect.	0	0	0	

2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop	By encouraging appropriate balance of uses in the district centres, option is likely to lead to a positive or at least neutral impact.	0/+	0/+	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Greater opportunities for community facilities and other town centre uses within the district centres increases their accessibility	+	+	+	
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously	Loss of retail facilities could improve vitality of centres through introduction of other town centre uses but could undermine viability	-	-	-	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Life expectancy	No effect on open space deficiency – new developments would be expected to contribute either on-site or off-site to open space in any case. Existing green space would continue to be protected under separate policies.	0	0	0	
<b>Potential effect of Option on Social Objectives:</b>							
<b>Policy option continues to focus retail development in specific areas to maintain vitality and accessibility, but loss of retail frontage could undermine vitality and viability</b>				<b>0</b>	<b>0</b>	<b>0</b>	

Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short term (to 2018)	Med term (to 2023)	Long term (post 2023)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings with on-site renewables to meet carbon reduction targets. 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Installed capacity for energy generation from renewable sources.	No effect.	0	0	0	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road	Concentration of retail and community facilities and other town centre uses within district centres increases their accessibility	++	++	++	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water use & availability 3. Water conservation 4. Use of 'grey water' 5. Control of effluent 6. Incidents of water pollution 7. Quality & quantity of groundwater	No effect.	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands 3. New BAP habitats created	No effect.	0	0	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those	1. Open space lost to development 2. New open space created as a result of development	Policy promotes development which is of scale and character to compliment the function of the District Centres.	+	+	+	Any potential harmful impact of individual schemes on the townscape could be assessed, minimised and mitigated as part of the development management process.

	areas of designated importance						
11	To conserve & where appropriate enhance the historic environment	<ol style="list-style-type: none"> <li>No. of Listed buildings lost/at risk</li> <li>Loss/damage to scheduled ancient monuments</li> <li>% of Conservation Area Character Surveys completed</li> </ol>	No direct effect. Where development is in or adjacent to conservation areas, protection and enhancement would be required.	0	0	0	No listed buildings are located in any of the District Centres. Flackwell Heath District Centre adjoins The Common Flackwell Heath Conservation Area. Bourne End District Centre is near Abbotsbrook Conservation Area. Any effect of individual schemes would be dependent on scale and design details of the scheme. However any potential harmful impact could be assessed, minimized and mitigated through the development management process.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ol style="list-style-type: none"> <li>% of household waste recycled, composted, used for energy recovery</li> <li>% of demolition/ construction waste to landfill</li> </ol>	No direct effect.	0	0	0	Amount of construction waste going to landfill would depend on the specific development. Should encourage re-use of existing building and construction material to minimise waste.
13	To conserve soil resources & quality	<ol style="list-style-type: none"> <li>Areas of contaminated land.</li> <li>Loss of agricultural land</li> </ol>	No effect.	0	0	0	
14	To improve the efficiency of land use through the re-use of previously developed land	<ol style="list-style-type: none"> <li>% homes build on previously developed land/ Greenfield land</li> <li>Density of housing</li> <li>% of commercial development on previously developed land/ Greenfield land</li> </ol>	The policy option aims to concentrate retail and town centre uses in specific existing developed areas, encouraging reuse of previously developed land.	++	++	++	
15	To reduce the risk of flooding (in relation to both new & existing development)	<ol style="list-style-type: none"> <li>Development in Flood Zones 2 &amp; 3</li> <li>Properties affected by fluvial, groundwater and localised floods</li> <li>Frequency of Fluvial floods</li> </ol>	No direct effect.	0	0	0	Effect would be dependent on the location of any development and its relationship with the identified Flood Zones.
<b>Potential effect of Option on Environmental Objectives:</b>							
<b>Policy option will consolidate retail and other town centre uses in existing developed areas where they are most accessible by sustainable modes of transport.</b>				++	++	++	

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of Effect				
			Short term (to 2018)	Med term (to 2023)	Long term (post 2023)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Loss of retail within the district centres could undermine the viability of centres and retail employment, although other uses could provide employment	-	-	-	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	No direct effect likely.	0	0	0	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	Loss of retail within the district centres could undermine the viability of centres and retail employment, although other uses could provide employment	-	-	-	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % population with no NVQ Level 2 equivalent qualification or above	No effect.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Working age population in employment 2. Unemployed for more than 1yr	No direct effect.	0	0	0	

<b>Potential effect of Option on Economic Objectives:</b>				
<b>Loss of retail development within the district centres could risk undermining their viability and therefore have negative effects on economic objectives.</b>	-	-	-	

**Alternative Option 4 – No loss of A1 permitted**

Deleted: 3

Objective Sustainability	Indicators	Predicted Effects				Comments:	
		Nature of Effect	Assessment of effect				
			Short term (to 2018)	Med term (to 2023)	Long term (post 2023)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Housing completions/allocation/commitments 3. Affordable housing built per annum 4. Households on housing register	No direct effect.	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop	By encouraging retail uses in appropriately central locations, option is likely to lead to a positive or at least neutral impact.	+/0	+/0	+/0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities	1. % residents within 500m of services/facilities	Restricting loss of retail facilities maintains their accessibility, but opportunities for other community facilities would be restricted	-	-	-	

	& services						
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously	Restricting loss of retail facilities could reduce vitality of centres through vacant or run-down shops and restrictions in opportunities for other town centre uses	-	-	-	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Life expectancy	No effect on open space deficiency – new developments would be expected to contribute either on-site or off-site to open space in any case.  Existing green space would continue to be protected under separate policies.	0	0	0	
<b>Potential effect of Option on Social Objectives:</b>							
<b>Policy option continues to focus retail development in specific areas to maintain vitality and accessibility, but failure to cater adequately for other services could undermine these objectives</b>				-	-	-	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short term (to 2018)	Med term (to 2023)	Long term (post 2023)		
6	To reduce contributions to climate change through: a) Sustainable	1. No. of buildings with on-site renewables to meet carbon reduction targets. 2. Improvement in energy efficiency of dwellings	No effect.	0	0	0	

	building practices b) Maximising the potential for renewable energy & energy conservation	3. Energy use per household 4. Installed capacity for energy generation from renewable sources.					
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road	Would force other town centre uses to less accessible locations.	-	-	-	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water use & availability 3. Water conservation 4. Use of 'grey water' 5. Control of effluent 6. Incidents of water pollution 7. Quality & quantity of groundwater	No effect.	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands 3. New BAP habitats created	No effect.	0	0	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Open space lost to development 2. New open space created as a result of development	Policy option promotes development which is of scale and character to compliment the function of the town centres	+	+	+	Any potential harmful impact of individual schemes on the townscape could be assessed, minimised and mitigated as part of the development management process.
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	No direct effect. Where development is in or adjacent to conservation areas, protection and enhancement would be required.	0	0	0	No listed buildings are located in any of the District Centres. Flackwell Heath District Centre adjoins The Common Flackwell Heath Conservation Area. Bourne End District Centre is near Abbotsbrook Conservation Area. Any effect of individual schemes would be dependent on scale and design details of the scheme. However any potential harmful impact could be assessed, minimized and mitigated through the development management process.



12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	No direct effect.	0	0	0	Amount of construction waste going to landfill would depend on the specific development. Should encourage re-use of existing building and construction material to minimise waste.
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	No effect.	0	0	0	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	The policy option aims to concentrate retail uses in specific existing developed areas, encouraging reuse of previously developed land.	++	++	++	
15	To reduce the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties affected by fluvial, groundwater and localised floods 3. Frequency of Fluvial floods	No direct effect.	0	0	0	Effect would be dependent on the location of any development and its relationship with the identified Flood Zones.
<b>Potential effect of Option on Environmental Objectives:</b>							
<b>Policy option will consolidate retail uses in existing developed areas where they are most accessible by sustainable modes of transport but could divert other town centre uses to less sustainable locations</b>				0	0	0	
Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of Effect				
			Short term (to 2018)	Med term (to 2023)	Long term (post 2023)		

16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Policy option would maintain and encourage retail but failure to provide adequately for other uses could undermine vitality and viability of the district centre.	-	-	-	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	No direct effect likely.	0	0	0	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	Policy option would maintain and encourage retail but failure to provide adequately for other uses could undermine vitality and viability of the district centre.	-	-	-	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % population with no NVQ Level 2 equivalent qualification or above	No effect.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Working age population in employment 2. Unemployed for more than 1yr	No direct effect.	0	0	0	
<b>Potential effect of Option on Economic Objectives:</b>							
<b>Policy option promotes retail uses which can have a positive impact on the economy within the existing District Centres but restricting other uses could undermine their vitality and viability.</b>				-	-	-	

