

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



**CD7.18d**

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

**Appendix 7 – Scoping Report Update**

**March 2013**



NEW APPENDIX 7:

Sustainability Appraisal of Development Plan Documents for  
the Wycombe Development Framework: Scoping Report

Update

September 2011

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## Non Technical Summary

### Sustainability and the Sustainability Appraisal Process

The Sustainability Appraisal (SA) process is a way of ensuring that all plans and programmes which relate to land use issues are compatible with the aims of sustainable development. The Wycombe Development Framework (WDF) is one such plan and therefore the Development Plan Documents within it are required to undergo a SA.

The Issue of 'sustainable development' is a complex one. The definition put forward by the World Commission on Environment and Development (the Brundtland Commission) in the 'Our Common Future' report states that Sustainable development is 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

Put simply Sustainable Development can be defined as development which meets the needs of everyone, while ensuring environmental quality is also maintained. Specifically sustainability looks at reconciling environmental, social and economic aims.

The origins of SA process lie with the European Strategic Environmental Assessment Directive, which acts to ensure that all plans/policies with land use implications take into consideration environmental issues. The SA process has widened this scope to include the consideration of social and economic issues also when assessing specific plans.

### The Scoping Report Update

This report sets out the framework for how the SA will be carried out for Development Plan Documents (DPDs) within the Wycombe Development Framework. It is designed to encompass DPDs which set out the following components of the planning policy framework:

- Strategic policy;
- Site allocations and designations; and
- Generic development management topic policies

The original Scoping Report for the SA framework was published in 2005, and therefore it is now time for a refresh of this to reflect issues currently prevalent in the District. The original report set out the methodology, scope and baseline information for the SA guiding the Wycombe Development Framework. Therefore, another key reason this needs updating is that, whilst the Core Strategy has now been adopted, progress towards the adoption of subsequent DPDs has taken significantly longer than anticipated. Therefore, to guide further work on the WDF, it is necessary to review the scope and provide any updates on issues and baseline information.

Therefore, this 2011 Scoping Report Update again sets out the methodology for the SA process, but it also provides a review of the baseline information and, given the changed context of 2011, it takes a fresh look at the issues for consideration and whether any of these signal the need for a modification of the framework, objectives and indicators. The Scoping Report Update also gives an account of the progress of the Wycombe Development Framework since 2005, and details any relevant strategies, programmes or policies which have been published in the last few years, whether at national, regional or local level.

### Progress with the WDF

The main component of the Wycombe Development Framework which has progressed since 2005 is the Core Strategy. Having been submitted in 2006, this was then subject to a series of Proposed Pre-Examination Changes in early 2007, then publicly examined in late 2007. Following receipt of the Inspector's Report which found the DPD sound, the Core Strategy was formally adopted by the Council in July 2008.

Following this, attention has turned to the DPD to allocate and designate sites. This was originally intended to form a Site Allocations DPD, but its scope has changed over the past 6 months, due to the fact that the changed national and regional context ushered in by the Coalition Government, including the aspiration to revoke Regional Strategies, has led to the decision to review housing targets at the local level (i.e. in Wycombe District). This work will then feed into a Core Strategy Review, which will encompass a new housing target plus key housing and employment allocations. For this reason, the forthcoming DPD – the Delivery and Site Allocations (DSA) DPD - will not include such strategic allocations, but will include non-strategic site allocations, as well as plans for the District's town centres and a suite of generic development management topic policies. The Core Strategy Review may also address some development management issues to provide a comprehensive framework for decision-making on planning applications to fully replace the Local Plan.

Notwithstanding this evolution in the scope of the DSA, the Council has already carried out extensive consultation on some of these site allocations and policies over the past few years. The previous Scoping Report outlined what had been carried out to start the process of the Imagine the Future consultations, which included a General Household Survey to ask a section of the District population about what the key issues were including on housing, the environment and jobs.

Since then, four separate consultations have been carried out – in 2005, 2007, 2009 and 2010, as the allocations and policies have developed, evolved and been refined. The Sustainability Appraisal framework has helped guide the evolution of these policies at each stage of this consultation. Equally, it has guided the options and proposals outlined in the final consultation on the DSA (prior to the statutory 'publication' stage), due to be published in September 2011.

### The Sustainability Appraisal Methodology

As explained in the initial Scoping Report, the Sustainability Framework is the tool used to assess the different options and alternatives being considered and ultimately the preferred strategy, individual site proposals and policies. The framework, which is set out in this update, consists of a series of objectives and indicators. These have been devised both from national and regional sustainability objectives and indicators, and the issues identified earlier in the report as well as any updates to these issues identified.

The objectives have been grouped under social, environmental and economic themes. The indicators selected are intended to provide a measure of the degree to which the objectives are being achieved.

An appraisal of sites and policies has fed into all stages of the DSA as it has evolved, including the current stage. The Sustainability Appraisal Framework set out for the 2007 consultation document was also used to carry out the sustainability appraisal of the 2009 and 2010 consultation documents, as well as the forthcoming 2011 document. For the autumn 2011 consultation, all of these SAs will be brought together in one document for ease of reference, but excluding those elements of the earlier appraisal that do not now form part of the scope of the DSA.

## Conclusions on New Issues

Following an analysis of the current context of the District, it is concluded that there has not been any substantial change to the issues identified for the 2007 SA Framework (used as the template for subsequent SAs). The reasons for this are as follows:

- The economic downturn since 2008 has resulted in falling house prices but they are still at high levels, resulting in affordability problems.
- Affordable housing completions have increased in recent years but there is still a high need for affordable housing.
- The economic downturn has resulted in increasing levels of unemployment, but these are still similar to the regional level and below the national average.

**It is not therefore considered necessary to make any substantive changes to the framework, objectives or indicators, except for a small number of detailed changes which are explained in this Scoping Report Update.**

## 1.0 Introduction

### Sustainable Development

1.1 Sustainable development is a complex issue that is underpinned by numerous and often conflicting ideals. The underpinning concept of sustainable development is environmental issues upon which ultimately all social and economic issues rest. These ideas are expanded on in the extract below from the Sustainable Development Commission:

*'Sustainable development provides a framework for redefining progress and redirecting our economies to enable all people to meet their basic needs and improve their quality of life, while ensuring that the natural systems, resources and diversity upon which they depend are maintained and enhanced both for their benefit and for that of future generations. Sustainable development is inevitably a contested idea, dependent on finding the right balance between different and often conflicting objectives through much more integrated policy-making and planning processes. Putting its principles into practice demands debate, experimentation and continuous learning, and therefore requires a thriving democracy to allow it to evolve and flourish.'*

1.2 Sustainable development, in simple terms, can be defined as development that aims to secure a better quality of life for everyone, while ensuring environmental quality is also maintained.

1.3 In order to help achieve sustainable development, Government has identified four areas where specific aims can be moved towards. It is through these aims that Government hopes to achieve more sustainable development:

- Maintenance of high and stable levels of economic growth and employment
- Social progress which recognises the needs of everyone
- Effective protection of the environment
- The prudent use of natural resources

### Sustainability Appraisal

1.4 The concept of Sustainability Appraisal (SA) has been devised by Government to ensure specific plans and policies are prepared in accordance with the principles of sustainable development.

1.5 In accordance with the Planning and Compulsory Purchase Act, 2004, all Development Plan Documents (DPDs) that make up a Local Development Framework (LDF) must undergo the SA process to assess their potential affects on social, environmental and economic aims.

### Strategic Environmental Assessment

1.6 Under the European Directive 2001/42/EC Local Authorities are required to carry out a Strategic Environmental Assessment (SEA) of the DPDs that make up their LDF. The specific aim of this Directive is to ensure the compatibility of all land use plans with the environmental and conservation aims identified at a European level.



- 1.7 The SA process has been designed so that by carrying out one appraisal process, local authorities can satisfy the requirements of both SA and the EU SEA Directive. It should therefore be taken that where the Council refers to the SA process, in this and other documents, it incorporates the requirements of the SEA Directive also.

### Sustainability Appraisal and Strategic Environmental Assessment

- 1.8 Guidance on carrying out Sustainability Appraisal in conjunction with Development Plan Documents is now contained on the Planning Advisory Service website. This replaces the 2005 publication 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks', as it applies to development plan documents. Where necessary, it also cross-references to the 2005 Practical Guidance to the Strategic Environmental Assessment.
- 1.9 The Council has had regard to all of this guidance in the preparation of this Scoping Report Update. To view these documents, please visit the PAS website at [www.pas.gov.uk](http://www.pas.gov.uk)

### Extent of the Sustainability Appraisal

- 1.10 This SA is to assess the sustainability of DPDs which set out the following components of the planning policy framework:
- Strategic policy
  - Site allocations and designations
  - Generic development management topic policies.
- 1.11 The Core Strategy, which was adopted in July 2008, outlines the overall development strategy for the District to 2016. It sets out the vision for the District up to 2026 and how this is to be achieved through a physical development strategy. The next DPD will be the Delivery and Site Allocations (DSA) DPD which will identify development land allocations and outline a plan for the District's town centres and set out a suite of generic development management topic policies. Given the impending changes to the national and regional planning framework under the Coalition Government's Localism Bill, strategic housing and employment allocations will be progressed in a review of the Core Strategy following further work on assessing housing need, potential supply and constraints in the District.

### Aim of this Scoping Report Update

- 1.12 The aim of this Scoping Report Update is to set out the context and objectives for the District, establish baseline data and setting the scope for how development plan documents will be assessed against social, environmental and economic aims. This report sets out the basis for the evaluation including:
- Other relevant plans and policies to be considered
  - Baseline information about the main characteristics of the District and what some of the main sustainability issues are
  - The framework against which the DPD policies and proposals are going to be assessed
  - Any updates to the baseline information or context since the original 2005 Scoping Report

- 1.13 This Scoping Report Update should be read alongside more detailed information that has been prepared as part of various stages of consultation undertaken on the preparation of the WDF and baseline information published in the Wycombe Fact Files and annual monitoring reports (see below).

#### The Wycombe Development Framework Consultations

- 1.14 Consultation on the District's emerging LDF or Wycombe Development Framework (WDF) as it is called, has been carried out at a number of stages.
- 1.15 In Spring 2004 the Council undertook a consultation to highlight some of the topic areas and issues that were of concern to those who live and work in the District. The consultation was run under the banner of 'Imagine the Future', in conjunction with consultation on the review of the Wycombe Community Plan.
- 1.16 In 25<sup>th</sup> October to 6<sup>th</sup> December 2004 the Council embarked on a further consultation for the WDF entitled 'Imagine the Future- Part 2'. Again this consultation was run in parallel with consultation for the Community Plan review. A 'Consultation Document' was published which summarised the issues raised in the Imagine the Future -Part 1 consultation and set out the emerging options for the WDF for comment.
- 1.17 In autumn 2005, consultation was carried out on the Issues and Options for the Site Allocations DPD and Preferred Options for the Core Strategy, as part of the Imagine the Future 3 consultation. This was followed in February 2007 by Imagine the Future 4, which consulted on Preferred Options for the Site Allocations DPD as well as Pre-Examination Changes to the Core Strategy (the Core Strategy was submitted in April 2006).
- 1.18 In June 2009 a further round of consultation – Imagine the Future 5 – took place on the Site Allocations DPD – renamed the Delivery and Site Allocations (DSA) DPD – which refined a number of the topic and site policies outlined at IF4 stage.
- 1.19 Finally, in June 2010, a further consultation took place on an Update Report to the DSA.
- 1.20 Following the changes to the national and regional context of planning being taken forward by the Coalition Government, the Council has taken the decision that strategic allocations which have a key bearing on the District's strategic housing target should now be taken forward in conjunction with further work on assessing housing need in the District. Feeding into a Core Strategy Review, this work will commence in two or three years' time, and in the meantime, current housing targets contained in the Adopted Core Strategy remain. This means that the remaining non-strategic site allocations, plans for the District's town centres and a suite of generic development management topic policies remain to be progressed in the DSA which, as a result, clearly now has a much reduced scope.

## **2.0 The Vision and Objectives**

2.1 The Imagine the Future – Part 1 public consultation included a draft long term ‘vision’ for the District, which was put forward for comment. As a result of the consultation the ‘vision’ was revised and put forward in the Imagine the Future-Part 2 consultation along with a number of emerging principles for the District. This vision was updated in the 2009 Corporate Plan Refresh to read.

### The Vision for the District

2.3 The revised ‘vision’ for the District put forward in Corporate Plan Refresh 2009, is:

***‘Wycombe District: economically strong and the place to live, work and visit’***

2.4 Since this time, the Community Plan has been revised and is now known as the Sustainable Community Strategy 2009-2026 (SCS), published in 2009. The core vision for the District remains the same but the SCS identifies the following five broad themes to guide implementation of the vision. These are:

- **Thriving Economy**
- **Sustainable Environment**
- **Safe Communities**
- **Health and Wellbeing**
- **Cohesive and Strong Communities**

2.5 These themes have been recognised within the emerging Community Plan as the most important areas for improvement at the District and sub-District level.

### The Core Strategy Principles

2.6 The overarching theme of the WDF will be to promote land use and development that creates the best possible social, environmental and economic conditions. It also aims to promote regeneration and change that is responsive to the needs of communities to provide a better quality of life.

2.7 The Core Strategy, which was adopted in 2008, aims to deliver outcomes based on the following key principles.

- Community Needs Addressed
- Resources Conserved
- A Prosperous Economy
- Quality Places

It also incorporates the SCS vision outlined above.

### The Delivery and Site Allocations Development Plan Document

2.8 As explained above, the document which had previously been called the Site Allocations DPD is now known as the Delivery and Site Allocations DPD. Following a series of consultation programmes on the DPD and also the evolving changes in the national and regional planning context, the DSA has a clearly defined role. This no longer covers strategic housing and employment allocations,

but instead sets out non-strategic site allocations, sets out plans for the District's town centres and sets out a suite of generic development management topic policies. One of the key objectives of the DPD remains to implement the broader objectives of the Core Strategy as it is this that sets the overall objectives for the District.

- 2.9 A subsequent review of the Core Strategy will set housing targets for the District and allocate sites as appropriate for housing provision, following further work to assess housing need, potential supply and constraints in the District. It may also include other allocations/designations and development management policies to replace those in the Local Plan. Through the SA process the specific allocations and topic policies have been assessed against the objectives within the SA framework to ensure their compatibility with the principles of sustainability.

### **3.0 Other Plans, Programmes and Objectives Relevant to the Plan**

- 3.1 The Planning system is made up of various tiers of plans, programmes and objectives. It is essential that policies within the WDF have regard to relevant higher-level plans. The Council has therefore been careful to ensure all the main plans, strategies and policies relevant to the WDF have been identified.
- 3.2 Below is a brief introduction to some of the plans, strategies and policies that are seen to have a major influence on the context of the WDF.

#### Planning Policy Statements and Planning Policy Guidance Notes

- 3.3 Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs) set out Government policy on a wide range of development issues such as housing, the economy, the environment and transport issues at a national level. These are then implemented through regional and local policies and proposals. Regard will have to be had to all relevant current PPGs and PPSs (final and draft versions) as part of preparing the DPDs and undertaking this SA process with national planning guidance.
- 3.4 Areas of particular importance within the various PPGs and PPSs for Wycombe District include:
- The sequential test for development and the use of previously developed land
  - To provide affordable housing for the whole community
  - To avoid inappropriate development in the Green Belt
  - Strong rural communities and economies
  - To protect the landscape quality of the District including the nationally designated Chilterns Area of Outstanding Natural Beauty
  - Emphasis on securing quality and maintaining character

All the current and draft PPSs and PPGs can be viewed in full on the web site of the Department for Communities and Local Government (CLG): [www.communities.gov.uk](http://www.communities.gov.uk)

- 3.5 The Coalition Government has pledged to slim down national planning guidance and to set out key policy statements in a single 'light touch' document, called the National Planning Policy Framework. This new framework is currently being drafted, with a consultation version due to be published in summer 2010. Where relevant, the SA framework will take account of this emerging policy framework.

#### The South East Plan

- 3.6 The South East Plan (SE Plan) is the name of the Regional Spatial Strategy for the South East which was prepared under the Planning and Compulsory Purchase Act (2004), and issued in May 2009. This document sets a long-term vision for the region and addresses issues such as housing, transport, the economy and the environment. Of particular relevance to Wycombe District are the policies for the sub-regional strategy area of the Western Corridor and Blackwater Valley, which covers a part of the District (an area including High Wycombe and Marlow).

- 3.7 Whilst this is a statutory document currently forming part of the development plan, the Coalition Government has signalled its intention to abolish the regional tier of planning encompassing all the Regional Strategies in England, including the South East Plan. The Localism Bill currently going through parliament contains clauses to give effect to this intention.

#### Local Development Scheme

- 3.8 Under the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must prepare a Local Development Scheme (LDS). The LDS sets out the documents that the Council will produce over the next 3 years to make up the WDF. Specifically the LDS:

- explains what Local Development Documents the Council intends to produce
- the subject matter and geographical area of the documents
- the timetable for the preparation of those documents

It also explains the different status of DPDs and the transitional arrangements as we move from the old system of Structure Plans and Local Plans.

- 3.9 The LDS has been kept up-to-date over the past few years, and the latest version dating from 2010 can be found on the Council's website.

#### The Sustainable Community Strategy 2009-2026

- 3.10 The current Community Plan, known as the Sustainable Community Strategy 2009-2026, was approved and published in 2009 and sets out the key vision and themes for the District

#### Additional Plans, Programmes and Objectives

- 3.11 In addition to the plans and programmes mentioned above the Council has identified a more comprehensive list of the main studies and strategies recognised to have a potential input into the WDF preparation process. The studies and strategies include those at regional, countywide, District wide and sub-district wide levels - some have been prepared by the District Council, but many are those of external bodies.

## **4.0 Baseline Information**

- 4.1 Baseline information can provide a standard against which performance can be measured and compared with future performance to help identify the main issues and trends within the District. It allows the performance of Wycombe District to be compared with other Districts, the whole region, and at national level. The comparisons allow discrepancies to be identified about the performance of the District and specific areas within it. As such it helps to identify issues in the District and this in turn can help to inform the objectives that are set to assess the DPDs against.
- 4.2 There are many sources of baseline information about the District covering a range of environmental, social and economic issues. Much of the key baseline information about the District has been assimilated by the District Council into a series of "Fact Files" (see below). As a result this report should be read alongside the Fact Files to understand the detailed characteristics of the District. Indeed this report deliberately does not seek to attempt to repeat most of the information but just identifies some of the headlines.

### **The Fact Files**

- 4.3 The Fact File series covers all the main characteristics of the District and incorporates statistical information on a wide range of topic areas. There are currently 42 Fact Files. The current district-wide Wycombe Fact File was updated in October 2004 and contains information about the District as a whole on topics including; Population and ethnicity, community, community safety, culture and leisure, Environment, Transport, Economy and Housing. These topics relate to the main aims of the SCS. Please note that whilst much of the information in the existing Fact Files is based on the 2001 Census, the data for the 2011 Census is not yet available at the time of writing.
- 4.4 Other Fact Files published include:
- The Urban Fact Files (High Wycombe and Marlow), 2003
  - The Rural Fact File, 2003 (with a series of Parish Fact Files published in 2007-08)
  - The Youth Fact File, 2004
  - The Health Fact File, 2004
  - The Ward Fact Files, 2003 (updated in 2006)

### **Sources of Baseline Information**

- 4.5 A number of other sources have been used to gather baseline information about the District including Bucks County Council monitoring, Local surveys and studies carried out by the District Council (particularly the Annual Monitoring Reports and associated technical appendices), statistics from the CLG, the Land Registry, OFWAT, the Environment Agency, English Heritage, Thames Valley Energy Group, the Annual Business Inquiry Census of Employment and NOMIS Industries.

### **Summary of Baseline Information**

4.6 Annex 2 sets out some of the main baseline information collected from the above sources across a wide range of topics. It sets out what the situation is like in Wycombe District, where possible how it compares with elsewhere (e.g. the regional or national average), and what potential issues that raises for the District. From this table and the survey of baseline information some of the issues that have arisen are highlighted below. These include both positive characteristics and issues of concern.

#### 4.7 Positive Issues Identified:

##### Social Issues:

- Delivery of housing and affordable housing has increased since 2006
- Access to healthcare within the District is good
- Large percentage (63%) of people who live and work in District
- Higher than national and regional average of those educated to GNVQ level 2 or above

##### Environmental Issues:

- A high proportion of development on previously developed land
- Large amount of high quality landscapes
- 18% of the District is covered by woodland and 336 pockets of ancient woodland
- Large number of listed buildings and including 19 grade I listed buildings

##### Economic Issues:

- Slightly higher than regional average number of economically active residents within the District
- Levels of unemployment lower than national average (albeit they have increased in recent years and are only similar to the regional average)
- Average increase in earnings of full time workers higher than national and regional average

#### 4.8 Issues of concern Identified:

##### Social Issues:

- Recognised need for additional housing in the District
- High average house price/average earnings ratio

##### Environmental Issues:

- High level of car ownership and car dependency
- Low levels of recycling and composting
- Air quality in some areas is an issue of concern

##### Economic Issues:

- Lower than regional average increase in the number of VAT registered businesses according to latest figures
- Decrease in the overall number of jobs in the District in recent years – recently published forecasts show that the decline in employment in Wycombe could take a considerable amount of time to recover
- Levels of long-term unemployment have risen (although they are lower than regional and national levels)
- Continuing decline in manufacturing, including the historic furniture industry – regeneration of the older industrial areas is therefore a key issue



- The economic downturn since 2008 will have affected the number and type of jobs in the District, but it will be some time before the full effects of this is known.

## **5.0 Sustainability Issues Arising from Consultation**

5.1 Section 4 above and Annex 2 highlight a number of issues arising from an examination of the baseline information. It is important however that account is also taken of the issues arising from dialogue with the community and partners. The 2005 Scoping Report set out the information highlighted in the IF1 and IF2 consultation programmes. This update report now provides information taken from the consultation programmes which have taken place since 2007.

### **Issues Identified Through the Imagine the Future-Part 4 Consultation**

5.2 From 7<sup>th</sup> February 2007 the Council undertook the Imagine the Future- Part 4 consultation for six weeks. This consultation covered the then Preferred Options for the Site Allocations DPD, in a document called 'WDF Goes Site Specific', as well as Pre-Examination Changes to the Core Strategy.

5.3 During the consultation period, the Council held a number of public meetings and consulted with a wide range of local and national stakeholders. As well as the consultation documents, the Council also published a number of supporting technical documents, including:

- Draft Sustainability Appraisal
- Open Space Deficiency Report
- Retail and Town Centre Uses Update
- Strategic Flood Risk Assessment
- Housing Land Supply Background Paper

5.4 The main responses were as follows:

#### **Sites:**

- Bassetsbury Allotments: overall objection to the allotments being identified as a possible site for affordable housing
- Terriers Farm: overall objection to this site being safeguarded for future development
- Former Compair: overall support for allocation plus suggestions to increase level of housing on the site
- Sports Centre Site: mixed response to the preferred approach in terms of redeveloping the site and of the proposed uses.
- Molins: little support for the preferred approach; suggestions included housing, offices and warehouse uses.
- Former De La Rue: overall support with a number of comments suggesting more residential development on the site as well as concerns about traffic impacts.

#### **Policy Issues:**

- Housing Delivery: Some comments that the total numbers of dwellings allocated was too low, that the time period covered by the allocated sites DPD is incorrect, that there was an over-reliance on windfalls and questioning whether the plan was in accordance with PPS3.
- Housing Allocations: Comments saying housing numbers for Bourne End, Princes Risborough and Marlow were too low.
- Green Space: General support for policy and open space deficiency policy, but concerns about how deficiencies would be made up for.

- Mixed Use Development: Concerns were raised about the delivery of mixed-use sites and especially the delivery of the employment element of mixed-use sites.
- 5.5 The consultation report is available to view on the Council's website via <http://www.wycombe.gov.uk/council-services/planning-and-buildings/planning-consultations/if4.aspx>
- 5.6 The 2007 Sustainability Appraisal set out the SA Framework which has been used in all subsequent rounds of SA. At this time, the main social, environmental and economic issues and problems which were identified through the collection of baseline information were as follows:

Social:

- Continued increase in average house prices in relation to average earnings
- Limited amount of affordable housing completions
- Social boundaries to housing and services for parts of the District

Environmental:

- Limited improvements for energy efficiency achieved for dwellings
- Large number of listed buildings, scheduled ancient monuments, historic parks and gardens and woodlands
- Higher than average car usage
- High levels of brownfield development

Economic:

- High levels of residents educated to degree level
- Low unemployment levels; however high long-term unemployment
- High levels of income

- 5.7 On the whole there has not been any substantial change to these issues. The recession has resulted in falling house prices but they are still at high levels, resulting in affordability problems. Affordable housing completions have increased in recent years but there is still a high need for affordable housing. Meanwhile the recession has resulted in increasing levels of unemployment, albeit that these are still similar to the regional level and below the national average.

Issues Identified Through the Imagine the Future 5 Consultation

- 5.8 During June-July 2009 the Council undertook the Imagine the Future- Part 5 consultation for six weeks. This consultation covered the Delivery and Site Allocations Update Consultation Document, called 'Delivering the Strategy for Wycombe'.
- 5.9 During the consultation period, the Council held a number of public meetings and consulted with a wide range of local and national stakeholders. A total of 550 written representations were received. The main comments were in relation to the following issues:
- Phasing of greenfield sites: comments on the principle of ordering the release of the greenfield sites
  - Meeting the housing requirement: Overall support expressed for a 'brownfield first' and 'plan, monitor and manage' approach to housing supply.

- Greenfield sites: significant objection to the development of each of the greenfield sites, with reference to impact on traffic network, loss of green space and landscape impact, amongst other issues.
- Walking and cycling networks: overall support for the development of Wycombe and Marlow networks
- Former Bourne End to High Wycombe Railway Alignment: overall support for the protection of the railway alignment but split in opinion on the transport link to be created.
- Viability and Delivery: Support for recognition of delivery and viability issues in the document. Concerns that policy may restrict sites coming forward and that greater clarity in the wording required.

5.10 The consultation report is available to view on the Council's website via <http://www.wycombe.gov.uk/council-services/planning-and-buildings/planning-consultations/if5.aspx>

#### Issues Raised through the 2010 Consultation

5.11 During June-July 2010 the Council undertook a six-week consultation on the Delivery and Site Allocations Update Report.

5.12 During this period, the Council consulted with a wide range of local and national stakeholders. A total of 135 written representations were received. The main comments were in relation to the following issues:

- Housing supply and greenfield release issues: comments about the current uncertainty of the use of housing targets to determine future housing need – while it was recognised that it would be necessary for the Council to review its housing targets, this should not be done at the detriment of delay in progressing the document. Comments also received regarding the future requirement for greenfield release if housing targets were to be reviewed.
- Infrastructure & Delivery: Overall support for new approach to infrastructure delivery.
- Open Space in New Development: Split between respondents as to the level of standards for open space to be applied.
- Sustainable Transport Requirements: General support for objectives and principles of the policy, although further clarification and justification for the thresholds called for.
- M40 Gateway: Differences of opinion regarding issues of comprehensive development in the area.
- High Wycombe Town Centre Masterplan: overall support expressed for the vision for the town centre, but concern remaining over traffic impact of the proposals and their viability and deliverability.

5.13 The consultation report is available to view on the Council's website via <http://www.wycombe.gov.uk/council-services/planning-and-buildings/planning-consultations/delivery-and-site-allocations-update.aspx>

## **6.0 Sustainability Framework**

- 6.1 The Sustainability Framework is the framework upon which policies and proposals of the respective DPDs are assessed to ensure their compatibility with the aims of sustainable development. The framework is intended to allow policies and proposals to be assessed against social, environmental and economic aims and to monitor the success of the policies in achieving it.

### **Focus of the Sustainability Framework**

- 6.2.1 The focus of the framework has been informed by the various issues that have been highlighted in previous sections of this report. As well as this local focus a lead has been taken from existing sustainable objectives from various plans and policies to which the process has had regard, as mentioned in section 3 above. Particular regard has been had to government guidance on carrying out sustainability appraisal for local development frameworks, and on strategic environmental assessment. This guidance can currently be found on the Planning Advisory Service website, at [www.pas.gov.uk](http://www.pas.gov.uk)

### **Sustainability Framework Objectives**

- 6.3 The Sustainability Framework, set out in Table 1 below, consists of a number of SA objectives that provide benchmarks against which the effects of the plan can be judged. The objectives focus on specific issues and achieving sustainability outcomes.
- 6.4 It must be noted that, when assessing the sustainability of options, the various objectives will not necessarily be judged to have the same weighting. Whilst all the objectives have been selected to illustrate the main concepts of sustainability, some objectives and criteria will be more important than others in considering the overall impact of the option. As such, a simple “adding up” of positive and negative effects will not necessarily indicate a preference for one option or site over another. For instance, ‘the use of land’ is only one objective within the SA framework but the emphasis put on developing brownfield land in preference to greenfield sites is a major strand of national as well as current local policy.
- 6.5 As explained the origins of the SA process are in the SEA Directive which acts to ensure that all plans/policies, which relate to setting the framework for future development have fully considered their environmental impacts. Issues of environmental sustainability are seen to underpin many social and economic issues. For instance issues relating to the transportation objective have an important influence on achieving economic objectives such as economic growth and affect people’s everyday lives. Similarly the quality of the built and natural environment affects the attractiveness of the District for business and people’s own individual feeling of well-being.
- 6.6 In addition, it is important that both the objectives and the related indicators (see below) reflect the vision, aims and priorities agreed locally, as well as nationally recognised benchmarks, particularly given the Coalition Government’s emphasis on localism.

### **Sustainability Framework Indicators**

- 6.7 In order to measure the ‘success’ of the plan against the SA objectives, a number of indicators have been identified for each. It is through the use of the indicators that the plan’s performance against the SA objectives can be monitored.
- 6.8 During the process of refining the DSA, three of the indicators have been changed. In 2009 the indicator for public transport accessibility in relation to Objective 7 was changed. Originally the indicator for access to bus services was based upon being within walking distance of a **half hourly bus service**. However, after discussions with the County Council it has been agreed that a **day-time frequency of ten to fifteen minutes** is a more desirable standard for new developments, as this would ensure that they have good access to a range of jobs, services and facilities. The basis for this change is ensuring that services are attractive to users, and a day-time frequency of ten to fifteen minutes provides a ‘turn up and go’ frequency, i.e. the average waiting time between buses is such that users do not feel the need to consult a timetable.
- 6.9 In 2010 a change has also been made to two indicators for Objective 6:
- No. of buildings achieving a ‘very good’ or ‘excellent’ BREEAM (EcoHomes) rating
  - Electricity from renewable sources
- 6.10 Originally the indicator for sustainably constructed buildings was based upon buildings achieving a “very good” or “excellent” BREEAM EcoHomes standard. This has now been replaced by the Code for Sustainable Homes (CSH), elements of which were incorporated into Building Regulations in 2010. These elements are now compulsory and as such the indicator has changed in order to make it more appropriate to the WDF. The new indicator is:
- “Number of sites with on-site renewables to meet carbon reduction targets”.**
- 6.11 The indicator for electricity generated from renewable sources has been changed to reflect the fact that renewables can be used to generate energy for both heating and hot water as well as electricity and because there is no specific requirement either in national, regional or local policy or building regulations for renewables to be used solely for the generation of electricity. The new indicator is:
- “Installed capacity for energy generated from renewable sources:**
- a) Total
  - b) As a result of the planning process”
- 6.12 The change in these indicators will enable the Council to assess the effectiveness of policies in the WDF to deliver a reduction in carbon emissions as well as the installed capacity of renewables.
- 6.13 The only other change to the framework is that the time periods included in the assessment for policies have been updated to reflect the likely adoption date of the DSA.
- 6.14 Beyond this, it is not considered that there is any need for further change to the framework at this stage, for the reasons outlined earlier.

- 6.15 The Council is aware that in order to monitor these indicators there needs to be a manageable number of them and has therefore not identified an abundance of indicators. The Council has concentrated on identifying indicators that are truly useful in illustrating the current performance against the objective.

#### Origin of the Objectives and Indicators

- 6.16 The sustainability objectives and indicators within the framework have been drawn from a number of sources, to reflect the issues identified through the early SA work. Two levels of input have influenced the objectives selected for the framework. Local input has been through the issues raised from the collection of baseline data and the various consultations which have taken place over the past four years.
- 6.17 The second level of input is drawn from higher-level information including the SA guidance and the SEA Directive, as well as other plans and policies. The Council reviewed these objectives and related indicators as part of a working group with other Buckinghamshire Districts.
- 6.18 In some cases the indicators supporting the objectives have been updated since the original 2005 Scoping Report, or removed in cases where they have proved to be not applicable or incapable of being monitored.
- 6.19 The draft SA Framework set out below in Table 1 provides the broad framework for the appraisal, with Table 1 outlining how it is applied to strategic and other topic policies and Table 2 setting out how it is applied to site specific proposals.
- 6.20 Annex 4 of this report illustrates the Sustainability Framework with the baseline information collected for each of the draft indicators.

#### Responses from Stakeholders in the 2011 Scoping Report Update Consultation

- 6.21 In May 2011 the Council sent copies of the 2011 Draft Scoping Report Update to the stakeholder agencies: The Environment Agency, Natural England and English Heritage. Responses were received from the Environment Agency and Natural England.
- 6.22 The Environment Agency (EA) response suggested that indicators relating to the key flooding issues identified in the Strategic Flood Risk Assessment (SFRA) should be included. These issues are: groundwater flooding, localised flooding and fluvial flood risk associated with the River Thames in the southern area of the District. The agency also flags up that reduction in flood risk should be highlighted as an objective given that it is embedded in the objectives of key documents at regional and national level.
- 6.23 The Natural England (NE) response suggests that, in relation to biodiversity, landscapes and townscapes, indicators which cover the enhancement and gain of designated spaces should be used in addition to the ones already included which relate to potential loss.
- 6.24 No response was received from English Heritage.

#### WDC Response to the Stakeholder Responses

- 6.25 WDC has considered these responses to the Draft SA Scoping Report Update. It is adding the additional indicators suggested by the EA and NE and adding the

references to reducing flood risk suggested by the EA. However, it is considered that the following suggested changes by the EA are not appropriate:

- Inclusion of indicators on susceptibility of sites to groundwater flooding, surface water flooding and sewer flooding: **WDC considers that insufficient information is available on groundwater flooding, surface water flooding and sewer flooding to make the suggested indicators on these issues meaningful. More detailed information will be received on surface water flooding for High Wycombe soon, but not the rest of the District.**
- Updated wording for indicator under Objective 8 'Water' in Table 1 to incorporate provision for sustainable levels of water use supply, naturalising of the river corridors by deculverting and removing the hard channelling and replacing it with a naturalised channel: **WDC considers that such issues would only be relevant where individual sites have the potential to implement some of these objectives, rather than constituting a generic objective for all policies/sites.**
- The list of questions suggested for inclusion as indicators in Table 2 under Objective 8 'Water': **These questions relate to assessing individual developments rather than site assessment or policy development. Therefore, WDC considers that these questions are inappropriate for an SA underpinning such policies. It is also noted that all developments will be subject to a separate regime approving Sustainable Urban Drainage Systems (SUDS).**

**Table 1 –Sustainability Framework for Strategic Policies and Other Topic Policies**

Theme	Objectives	Indicators
	<b>SOCIAL OBJECTIVES</b>	
Homes	1. To provide the residents of Wycombe District with the opportunity to live in a quality home	1. House price/earnings affordability Ratio 2. Housing completions, allocations & commitments 3. Amount of affordable housing (including key worker housing) delivered, or amount of new affordable housing per annum 4. No of households on the housing register and need for affordable housing assessed through the housing needs survey
Crime	2. To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Recorded crimes per 1,000 pop.- domestic burglaries, violent offences, vehicle crimes
Services/ Facilities	3. To improve accessibility to essential services & facilities to provide	1. % of residents defined as within a distance of 500m of key local



Theme	Objectives	Indicators
	opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	services incl.: PO, food shop, primary school, child care & hospital
Community Identity & Welfare	4. Encourage a sense of community identity & welfare & reduce social deprivation	1. Proportion of population who live in the worst Super Output Areas* in England in relation to barriers to housing & services, crime & living environment & health & disability 2. % of people who feel that their local area is a place where people from different backgrounds & communities can live together Harmoniously
Health	5. Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. Number of GPs per 1,000 head of Population 3. Green space per 1,000 of pop  4. Life expectancy at birth
Theme	<b>ENVIRONMENTAL OBJECTIVES</b>	
Sustainable construction	6. To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. Number of sites with on-site renewables to meet carbon reduction targets. 2. % improvement in energy efficiency achieved for dwellings 3. Energy use per household (gas & electricity) 4. Installed capacity for energy generated from renewable sources: a) total b) as a result of the planning process
Transport	7. To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Annual average nitrogen dioxide (NO2) concentration 2. Modal split 3. Residential and non-residential development by accessibility zone 4. % of children travelling to secondary school by different modes of transport

Theme	Objectives	Indicators
		5. Annual average flow of principal Road
Water	8. To provide for sustainable levels of water use supply, .& management including quality of water sources.	1. Rivers of good chemical and ecological status  2. Water use & availability 3. Water conservation 4. Use of 'grey water' 5. Control of effluent 6. No of incidents of major & significant water pollution occurring In a particular year in each of the District 7. Quality & quantity of Groundwater
Biodiversity	9. To maintain & enhance biodiversity, flora and fauna and avoid irreversible losses	1. Area & condition of SSSIs 2 Area of ancient woodland in District 3. Area of new BAP habitats created
Landscapes & Townscapes	10. To protect & enhance the landscape and townscape character of the District and in particular, those areas of designated importance	1. Area of designated open space lost to development per annum (ha) 2. Area of open space created as a result of development
Historic Environment	11. To conserve & where appropriate enhance the historic environment	1. Number of Listed Buildings lost or at risk of decay 2. Loss or damage to scheduled ancient monuments & historic parks & gardens 3. % of Conservation Area Character Surveys completed
Waste	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 the tonnage of household waste arising which have been a) recycled b) composted c) used to recover heat, power & other energy Sources 2. % of construction & demolition waste going to landfill
Soil	13. To conserve soil resources & quality	1. Areas of contaminated land 2. Loss of best & most versatile agricultural land to development
Use of Land	14. To improve the efficiency of land use through the re-use of previously developed land	1. % of new homes built on previously developed land/ greenfield Land 2. Density of housing completions on sites of 10 dwellings or more 3. % of commercial development on

Theme	Objectives	Indicators
		previously developed land/ greenfield Land
Flooding	15. To reduce the risk of flooding (in relation to both new & existing development)	1. New development in Flood Zones 2 & 3 2. No of properties affected by Fluvial, groundwater and localised flood events 3. Frequency of fluvial flood events
	<b>ECONOMIC OBJECTIVES</b>	
Economic Growth	16. To encourage economic growth & competitiveness	1. % change in the total of VAT registered businesses in the District 2. % increase/ decrease in number of local jobs 3. Output of the Local Economy/Gross Value Added per Worker 4. No. of K1 Businesses in the District as identified through the European Regions in the Knowledge Economy work being carried out on behalf of Wycombe District Council
Balance	17. To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force ratio
Diverse Economy	18. To encourage a diverse economy including a vibrant and sustainable tourism sector	1. Diversity of economic sectors 2. % of jobs in tourism sector
Skills	19. To develop & maintain a skilled workforce to support long-term competitiveness of the District & contribute towards Wycombe becoming a 'learning community'	1. % of the population with no qualifications at NVQ Level 2 equivalent or above
Deprivation	20. To reduce levels of economic polarisation & levels of deprivation	1. Proportion of population who live in the worst Super Output Areas* in England in relation to income, education, skills & training, and employment deprivation 2. Proportion of working age population in employment 3. Proportion of people of working age, out of work for more than a Year

\* Super Output Areas are areas used to improve reporting on small area statistics. The areas are smaller than Wards with a minimum population of 1,000 and allow for ease of comparison as well as being small enough to identify smaller pockets of deprivation.

Sustainability Framework for Assessing Site Specific Proposals

6.26 Whilst the table above provides the framework for the assessment of overall strategy and District-wide policies, it is recognised that the DSA and other future DPDs will include a number of site specific land use proposals that will require a more detailed assessment framework that relates more directly to the assessment of sites. The site assessment framework in Table 2 is developed from the “higher level” framework set out above. It uses the same objectives as set out in Table 1, but seeks to identify a number of more detailed criteria that will be used to assess the sustainability of individual site proposals. It should be noted that policies in the DSA and other DPDs allocating sites will still be appraised with the framework in Table 1.

**Table 2 Sustainability Framework for assessing Site Specific Proposals**

Theme	Draft Objectives	Site Assessment Criteria Indicator
<b>SOCIAL OBJECTIVES</b>		
Homes	1. To provide the residents of Wycombe District with the opportunity to live in a quality home	1. Would development contribute towards the provision of affordable housing in the long term to meet identified needs? 2. Would development contribute towards meeting the overall housing requirements
Crime	2. To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Would development result in unacceptable potential for noise problems?
Services/ Facilities	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. What distance is site from essential services and facilities: PO, Primary School, child care, and food shop
Community Identity & Welfare	4. Encourage a sense of community identity & welfare & reduce social deprivation	1. Would development foster sense of community identity/ Belonging? 2. Would development lead to an isolated form of development or coalescence of existing settlements?
Health	5. Improve & maintain health & well-being of the population & reduce inequalities in health	1. Is site within open space deficiency area? 2. What access is there to sport/ leisure facilities? 3. Access to GP surgery and hospital

Theme	Draft Objectives	Site Assessment Criteria Indicator
<b>Theme</b>	<b>ENVIRONMENTAL OBJECTIVES</b>	
Sustainable construction	6. To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. Would development offer opportunity for energy conservation or renewable energy production? e.g. Combined Heat and Power, use of renewables
Transport	7. To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Accessibility Zone 2. Distance to nearest bus stop and frequency of service 3. Access to cycle routes? 4. Ability to improve public transport in the long-term? 5. Would development have a negative effect on traffic congestion? 6. Can the site be safely accessed by foot?
Water	8. To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Are there constraints on water supply to site? 2. Are there constraints on the sewerage system that affect the site? 3. Would development have a negative effect on the water quality of water sources?
Biodiversity	9. To maintain & enhance biodiversity, flora and fauna and avoid irreversible losses	1. Would development have an adverse effect on nationally or locally designated sites (SSSIs, CWS, LNRs or protected species?) 3. Would development have the effect of creating new BAP habitats?
Landscapes & Townscapes	10. To protect & enhance the landscape and townscape character of the District and in particular, those areas of designated importance	1. Would development have adverse effect on designated sites: AONB, LLAs and AALs. 2. Would the proposal result in the loss of designated green space or other open space of value? 3. Would development have a negative impact on existing views? e.g. green/treed hillsides in High Wycombe
		4. Would development result in new open spaces being created?
Historic Environment	11. To conserve & where appropriate enhance the historic environment	1. Would development have an adverse Impact on:

Theme	Draft Objectives	Site Assessment Criteria Indicator
		Listed buildings, Conservation Areas, Scheduled Ancient Monuments and other recognised Archaeological sites, historic parks and gardens
Waste	12. Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. Would development adhere to the standards within the Waste Management Requirement for Residential and Retail Developments Advice Note?
Soil	13. To conserve soil resources & quality	1. Does the site include best and most versatile agricultural land? 2. Would contamination exclude potential development or would the proposed land use raise concerns about possible new contamination?
Use of Land	14. To improve the efficiency of land use through the re-use of previously developed land	1. Is the site previously developed land?
Flooding	15. To reduce the risk of flooding (in relation to both new & existing development)	1. Is it within EA Flood Zones 3 or 2
Theme	ECONOMIC OBJECTIVES	
Economic Growth	16. To encourage economic growth & competitiveness	1. Does the proposal provide for higher value employment activities? 2. Does the proposal result in the loss of employment land that has a potential continued economic role? 3. Does the proposal provide for employment as part of a mixed use over Development. (proportion of site given to employment)
Balance	17. To achieve a broad balance in the growth of housing, population & employment	1. Does the proposal add to the labour force (through residential development)
Diverse Economy	18. To encourage a diverse economy including a vibrant and sustainable tourism sector	1. Does the site provide for a range of employment uses and sizes on the site 2. Does the proposal result in the loss of employment land that has a potential continued economic role? 3. Does the proposal provide for employment as part of a mixed use development. (proportion of site given over to employment) 4. Does the proposal result in the provision of tourism facilities?
Skills	19. To develop & maintain a skilled workforce to support long-term	1. Does the proposal provide for or result in the loss of training/

Theme	Draft Objectives	Site Assessment Criteria Indicator
	competitiveness of the District & contribute towards Wycombe becoming a 'learning community'	Education facilities?
Deprivation	20. To reduce levels of economic polarisation & levels of deprivation	1. Does the proposal result in the loss of employment land that has a potential continued economic role close to areas of deprivation, or does it provide new employment opportunities close to those areas? 2. Does the proposal provide for employment as part of a mixed use Development? (proportion of site given over to employment)





## **What Happens Next?**

7.1 The Council sees the sustainability appraisal process as one which gradually builds up the information and assessment process resulting in the preparation of a Final Report which sets out the baseline position and sustainability framework, assesses the main issues and options that have been considered and ultimately assesses the preferred option and makes clear why it is the preferred approach.

7.2 The Council has consulted as part of the Regulation 25 public engagement stage on a broad range of issues and options as part of the plan-making process, and the SA Report highlights how the appraisal has informed these options and the choices which the Council has subsequently made on these sites and policies. All the SAs carried out are shown in the Draft Final SA Report as part of the final consultation on the DSA being published this year.

### **The Draft Final Sustainability Report**

7.3 The Draft Final SA Report will set out in more detail the appraisal of the options and how the original options have been refined using the SA process to produce a set of preferred options, which the Council will consult on. At the same time the Council will consult on the final SA Report.

7.4 The report will set out the predicted effects of the preferred options on social, environmental and economic aims and assess them against the overall aims of sustainability development using the Sustainability Framework. It will reflect and support the relevant DPD being consulted on, clearly identifying the link between the evolution of the DPD and the SA process.

7.5 The potential effects of the options will be assessed against the Sustainability Framework to identify negative, neutral and positive effects respectively. The short, medium and long-term effects will be highlighted to demonstrate the overall effect of the policy or proposal.

7.6 Once the potential effects of the options have been predicted, their specific impact on the aims of sustainability will be assessed. If a policy is deemed to have a negative effect on the Sustainability Framework objectives, it will be necessary to evaluate the option further to see if the negative impact may be avoided or its impact reduced.

7.7 If the negative sustainability effects of options are determined as being significant and there is no opportunity to avoid or reduce the impact, this will need to be taken into account when determining whether the option is the best option for the District.

### **Final Sustainability Report and Submission of Documents to the Secretary of State**

7.8 Following this, the options will be taken forward into proposals at publication stage (when the DPD is submitted to the Secretary of State), at which point a Final SA Report will be published on these proposals and policies. At this point, a public examination will be held by an independent Government appointed Inspector. Following receipt of the inspector's report, the DPD will be adopted by the Council to form part of the WDF.

### **Simplifying the outcomes from the Appraisal Process**

7.9 The Council recognises that the methodology set out above is detailed in nature and the actual appraisal process, as outlined above and set out in more detail in the Government's guidance, is complex and lengthy. It is important therefore that the Council seeks to "de-mystify" the process by summarising and simplifying the key findings. For the main options assessed and policies and sites appraised, the Council will produce a brief summary of the main positive and negative impacts of the proposal under the main social, environmental and economic headings, and give an overview of the sustainability of the proposal.

## **Annex 1: Key Outcomes of the Adopted Core Strategy**

### **Community Needs Addressed**

- **Homes provided to help meet local needs** – especially affordable housing – providing enough homes to meet our strategic requirements up to 2026 as set out in the South East Plan
- **Deprivation reduced and regeneration facilitated** – particularly in Castlefield, Green Street, The Pastures, Bowerdean and Wycombe Marsh areas of High Wycombe, and in Lane End; and access to housing and services in rural areas improved
- **Community infrastructure is provided, improved and protected**, including sports and open space facilities – reducing social exclusion, improving the health of the population, and addressing deficiencies in open space and other provision
- **Public transport** and routes for pedestrians and cyclists improved and **reliance on the car reduced**
- **Communities involved** in the planning decisions that affect them

### **Resources Conserved**

- **Brownfield development optimised** and brought forward before greenfield sites
- **Sustainable construction and use of renewable energy** secured, with the recycling of all resources required
- **Higher density and higher quality** developments achieved at the same time
- Development **focused on town centres**, particularly High Wycombe, and locations most **accessible** by non-car modes
- **Biodiversity** maintained enhanced and created, with important sites protected and biodiversity improved in our urban areas
- **The risk of flooding avoided**, particularly in areas close to the River Thames and River Wye.

### **A Prosperous Economy**

- **Jobs, labour and housing broadly balanced** – with a good linkage between jobs provided locally and local labour supply so the District neither becomes a dormitory areas nor overheats, thus avoiding excessive in-commuting
- **‘Smart’ economic growth encouraged** – economic growth that limits the need for additional land and labour whilst maintaining a diversified economy
- **Local skills and labour harnessed**
- **Congestion minimised and transport improvements secured**

### **Quality Places**

- **Quality environments created** – where people live, work, shop and spend their leisure time.
- **Countryside protected and enhanced** – and access to it improved – particularly the Chilterns Area of Outstanding Natural Beauty (AONB), the countryside around our towns and villages, and by the River Thames
- **‘Greening’ of the urban areas achieved** and the green infrastructure of the District maintained and enhanced
- **Places of distinction created** and local character and identity protected and enhanced
- **Our heritage conserved and celebrated**



## Annex 2: Key Baseline Information and Issues

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Population	Change in population	Growth of 2.66% (4,199 people) between 1991 and 2001 censuses (Total population in 2001= 160,466)	Slightly faster increase than England as a whole	Only slightly higher than average national trend. However in the long-term pop estimate by ODPM suggest District pop will decline to about 157,000 by 2027	Wycombe Fact Files, 2004
Population Demographics	Age of population	From 1991-2001 there has been an increase of 59% in the over 85 pop	The aging population follows a national trend	Implications of an ageing population in Wycombe and nationally	Wycombe Fact Files, 2004
Ethnicity	Ethnic origin of District	88% classify themselves as white, 5.99% are of Pakistani ethnic origin, 2% are from the Caribbean and 1% from India, other 3% made up of various ethnic backgrounds	Wycombe has slightly lower than average 'white' population and higher than average Pakistani population		2001 Census
Location of residents	Number of people habiting in rural and urban areas	2001 rural population= 36,504 (22.5%), urban population= 125,601	England 1998 rural population= 13.9m (28.1%), urban population = 35.6m	The District has slightly lower than average rural population	2001 Census, State of the Countryside 2000, Countryside Agency
Qualifications	No. of Super Output Areas which are within worst 20% of Country	3 SOAs in District within worst 20% of country. One ward within worst 5% of country		District has higher than average no of people with qualifications and 25% educated to degree level or higher (national average is 20%. However discrepancies in District still exist.	Wycombe Fact Files, 2004

## Annex 2: Key Baseline Information and Issues

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Barriers to Housing & Services	No. of Super Output Areas which are within worst 20% of Country	12 SOAs in District within worst 20% of country		Illustrates major need for improved access to housing & services within a large part of the District	Wycombe Fact Files, 2004
Crime	No. of Super Output Areas which are within worst 20% of Country	4 SOAs in District within worst 20% of country		Crime remains an issues within parts of District	Wycombe Fact Files, 2004
Quality of Living Environment	No. of Super Output Areas which are within worst 20% of Country	2 SOAs in District within worst 20% of country		Quality of Living Environment is issue within parts of District	Wycombe Fact Files, 2004
Employment Deprivation	No. of Super Output Areas which are within worst 20% of Country	No SOAs in District in worst 20% of country. Disraeli ward within 21-25% most deprived		The District compares comparatively well with the rest of the country, however there are still some areas of concern	Wycombe Fact Files, 2004
Health Deprivation	No. of Super Output Areas which are within worst 20% of Country	No SOAs within 25% most deprived in country		Access to health facilities is generally good within the District.	Wycombe Fact Files, 2004

## Annex 2: Key Baseline Information and Issues

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Culture & Leisure Facilities	Satisfaction with Council's cultural & recreational facilities		Survey showed that the District achieved higher satisfaction with sports & leisure, theatres & concert halls & parks and open space. District fared worse in relation to museums & galleries	Although survey showed a performance better than the National survey for most of the subject areas the rates of satisfaction were not over 80% & often substantially lower	Wycombe Fact Files, 2004
Extent of woodlands	% of District covered by woodland	18% of District covered by general woodland 336 pockets of ancient woodland which covers 3,654 ha (as of 2004, surveying sites of >2 ha only)		The District has a substantial amount of woodland areas with a large no. of ancient woodland sites, that it is necessary to maintain and enhance	Wycombe Fact Files, 2004
Condition of SSSIs	Those in favourable/recovering condition	960.15ha in total. 95.61% is favourable/recovering condition	National target is 95% by December 2010	SSSIs in favourable/recovering condition is just above national target	Natural England response to consultation, 2011
Listed Buildings	Number & those at risk	1,228 Listed Buildings, 19 Grade I 9 grade II buildings in District judged to be at risk	No buildings in the District are on the National list of 'Buildings at Risk'	No grade I or II* buildings in District considered 'at risk'.	Wycombe Fact Files, 2004, Wycombe Buildings at Risk List 2003 & 2004 AMR 2010

## **Annex 2: Key Baseline Information and Issues**

<b>Topic</b>	<b>Indicator</b>	<b>Situation in Wycombe District</b>	<b>Comparators</b>	<b>Issues/ Actions</b>	<b>Data Source</b>
Locally Listed buildings	Number of Locally Listed buildings in District	There are 52 locally listed buildings within the District		As well as nationally listed buildings there are a number of locally important buildings in the District which require protection.	Wycombe District Council Monitoring
Conservation Areas	Area covered and condition	61 Conservation Areas in District covering 1,328ha		Large number of Conservation Areas in District.	Wycombe Fact Files, 2004 AMR 2010
Scheduled Ancient Monuments	Number of scheduled ancient monuments in the District	53 scheduled ancient monuments within the District		Large number of scheduled ancient monuments within the District.	Wycombe Fact Files, 2004
Historic Parks and Gardens	Area of designated Historic Parks and Gardens	750.77 ha of designated Historic Parks and Gardens in the District		Large amount of important parks and gardens within the District.	Wycombe District Council Monitoring
Water Quality	Condition of the River Thames and River Wye & Hughenden Stream	2002 rating shows rivers generally of good/fair quality. However, half of the rivers monitored are poor for nitrate and phosphate concentrations	Inland and coastal water to reach 'good status' by 2015 (Water Framework Directive)	Issue of improving the condition of the local waterways.	Wycombe Fact Files, 2004



## Annex 2: Key Baseline Information and Issues

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Water Supply	Water Lost Through Pipe Leakage	Thames Water estimated 2002/2003 total leakage was 266 litres/property/day. Increase of 66 litres/property/day since 2000/01	Water companies to reduce leakage by 26% by 2000 compared to 1996/97 (UK Sustainable Development Strategy)	Issue of water supply inefficiency	Wycombe Fact Files, 2004
Waste	Local targets for recycling/composting household waste are 20% by 2003/04 and 30% by 2005/06. Gov Waste Strategy target is 25% by 2005/06 (17% by 2003/04)	2003/04 Wycombe recycled/composted 16.33% of household waste  The Get Recycling Organic Waste (GROW) Scheme has raised levels to +20%	The UK is likely to meet its 2003/04 target of 17%	Present levels of household recycling/ composting are on par with national levels however improvements still required in order to reach local target for 2005/06  An increase in the coverage of the GROW scheme will result in a recycling/ composting rate of 30% by 2006	Wycombe Fact Files, 2004  Wycombe District Council Monitoring
Air Quality	Annual Nitrogen Dioxide (NO2) Levels	Since 2002 levels have remained under 40 µg/m <sup>3</sup> . Sites in proximity to the M40 motorway are worst areas in District	National target of reducing annual average mean to less than 40 µg/m <sup>3</sup> .	Issue of reducing NO2 levels (the overriding source is road vehicle emissions)	Wycombe Fact Files, 2004

## Annex 2: Key Baseline Information and Issues

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Climate Change	Requirement of Building Regulations to increase energy efficiency to zero carbon levels by 2016.	Per capita CO2 emissions for Wycombe District in 2008 were 7.3 tonnes (7.6 tonnes in 2005). Total emissions for Wycombe District in 2008 was 1.193 Ktonnes.	Per capita emissions for Buckinghamshire were 7.9 tonnes (8.4 in 2005); the average per capita total for the South East was 7.6 tonnes in 2008. The adopted Carbon Reduction Framework sets a target of 21% reduction in emissions by 2020 based on a 2005 baseline.	The draft DSA policy will require higher levels of efficiency and renewable energy generations.	Department of Energy and Climate Change (DECC) local authority CO <sub>2</sub> emissions dataset.
Flooding	Amount of new development within the Flood Zones	2003/04= 3.941ha of development within Flood Zone 3, 8.011 ha development in Flood Zone 2. See SFRA and accompanying maps for groundwater emergence zones, indicative surface water run-off pathways and indicative flood zones.		Development is occurring within the areas identified at the highest risk of flooding (Zone 3) however figures do not illustrate whether development is 'inappropriate'	Wycombe District Council Monitoring Wycombe Strategic Flood Risk Assessment (November 2009)

## Annex 2: Key Baseline Information and Issues

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Car Reliance	No. of people travelling to work by car	2001 Wycombe District figure= 71%,	2001 Nat figure= 62%	Higher than average car dependence in District	Wycombe Fact Files, 2004
Renewable Energy	% of energy produced through renewable sources	In 2010 154 Kilo-Watts of electricity (KWe) generated by photovoltaics: 11KWe generated from wind. Total 0.165MWe (applied for under the Feed-in Tariff scheme).	UK installed capacity microgeneration under Feed-in Tariff is 7.23MWe from photovoltaics and 4.40MWe from wind. UK target of 15% of energy generation from renewables by 2020. WDC 0.23% of current UK total.	No large-scale renewable/low carbon energy projects in the District. Increasing renewable energy generation is an objective of the Carbon Reduction Framework.	AEA Microgeneration Index
Public Transport	No of people travelling to work by public transport	2001 Wycombe District figure =7%	2001 England Average= 15%	Low levels of public transport use	Wycombe Fact Files, 2004
Car Ownership	No of households with 2 cars  No of households with 3+ cars	2001 Wycombe District = 36%%  2001 = 12%	2001 National Figure= 24% 2001 National figure= 10%	High level of car ownership compared to national figures High level of car reliance	Wycombe Fact Files, 2004

## Annex 2: Key Baseline Information and Issues

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Commuting	No of people who live and work in Wycombe	63% of residents also work in the District	Higher than other Districts in the South East region	27,426 people commute into the District, 30,382 commute out of the District for work Illustrated need to ensure compatibility between types of skills and jobs within the District	Wycombe Fact Files, 2004
Strength of Economy	% Change in VAT registered businesses 2006-7	2.41 % increase in VAT registered businesses in District	3.34% increase in VAT registered businesses in South East	Lower than regional average increase in VAT registered businesses (NB these are the latest figures available but are pre-recession)	Wycombe Fact Files, 2004 AMR 2009
Levels of Employment	% Change in total no. of jobs	Wycombe District 2007-10 decrease of 13.2%	Regional Increase of 1.4%	Wycombe has lost jobs in past years from a peak of 88,843 in 2001 to a figure of 65,000 in 2009-10 (down from 75,851 in 2007). The recession will have affected the number and type fo jobs in the District but it will be some time before the full effects of this are known.	Wycombe Fact Files, 2004 AMR 2010

## Annex 2: Key Baseline Information and Issues

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Economic Activity	No. of economically active residents	80.9% (83,500) residents of working age economically active in 2009-10	79.6% of South East working age pop who are economically active compared to a Great Britain average of 70%.	Slightly higher than regional average of economically active residents. Activity rate for males has fallen by 3% since 2008-09; for women it remains the same. The economic activity rate is lower than in 200 but higher than in 2002, and is in line with ten-year trend.	Wycombe Fact Files, 2004 AMR 2010
Unemployment	No. of unemployed	2.8% of population	Nat average= 3.4%; regional average= 2.8%	Level of unemployment is similar to regional average but lower than national average	Wycombe Fact Files, 2004 AMR 2010 (citing Labour Market Statistics from NOMIS)
Long term Unemployment	% of unemployed who have been so for more than 1 year	12.9% of unemployed are long term unemployed	15.5% in SE & 16.7% in Eng	Levels of long term unemployed are slightly lower than averages for region & country	AMR 2010 (citing NOMIS figures)
Skills Deprivation	Those educated to GNVQ level 2 or above (from 2001 census)	Wycombe District = 21% In Wards those with no/low level education ranges from 25-50%	SE= 21%, Eng=19%	Although District average is higher than national and the same as the SE average there still remains a discrepancy between the wards.	Wycombe Fact Files, 2004

## Annex 2: Key Baseline Information and Issues

Topic	Indicator	Situation in Wycombe District	Comparators	Issues/ Actions	Data Source
Industry and Occupation	Proportion of jobs in manufacturing and those in tertiary industries	Manufacturing employment continues to decline (from 13.8% in 2001 to 11% in 2009-10) Proportion of jobs in tertiary industries such as banking and public admin has increased.		Manufacturing employment in steady decline	Wycombe Fact Files, 2004 AMR 2009 and 2010
Average Earnings	Average increase in earnings of full time workers in 2008	Wycombe District = 6.9% increase in average earnings	South East average increase was 4.3% English average increase was 4.1%	Greater increase in average earnings than nationally or regionally. NB these are the latest figures available but are pre-recession.	Wycombe Fact Files, 2004 AMR 2009
Unfit Housing	Private sector housing stock judged 'unfit'	2001 survey found 3% (1550) of properties in District unfit- Wycombe Figure same as survey in 1996	1196 survey found 24% of households in SE unfit, UK average was 32%	Very low number of unfit homes within District compared to regional & national average however, no improvement in District's unfit stock in recent years	Wycombe Fact Files, 2004
Housing Need in Wycombe	Identified housing need .	2008 Strategic Housing Market Assessment identified need for 425 affordable dwellings annually.	Steady increase in the number of those in housing need across the region	Recognised need for additional housing in District	Wycombe Fact Files, 2004 AMR 2010
Housing Affordability	2009 Average house price/average earnings ratio	Wycombe District= 6.5	South East region average= 6.85	Similar average house price/average earnings ratio compared to the rest of SE. Affordability continues to be an issue.	Wycombe Fact Files, 2004 AMR 2010

## **Annex 2: Key Baseline Information and Issues**

<b>Topic</b>	<b>Indicator</b>	<b>Situation in Wycombe District</b>	<b>Comparators</b>	<b>Issues/ Actions</b>	<b>Data Source</b>
No of new Housing built	Number of Homes Required by 2011 by the Core Strategy is 402.5 per annum for the period 2006-26	2,147 between 2006-10		Latest housing trajectory suggests that housing requirements will be met up to 2026. (NB requirements may change due to future Core Strategy Review)	Development Trends in Wycombe District, 2003-2004 AMR 2010
Previously Developed Land	Number of Homes Built on Previously Developed Land	In 2009-10 Wycombe achieved 94.3%	No longer a government target.	Current Brownfield development figures are well above 90%	Wycombe Fact Files, 2004 AMR 2010

### Annex 3: Selection of Objectives

Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies Plan/	Sustainability Issues Identified through baseline Data	Issues Identified through Imagine the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF SA Objective?
<b>Social Objectives</b>									
<b>Population &amp; Human Health</b>	Protect & enhance human health	Improve health of the population overall	Improve health and well being of the pop. & reduce inequalities in health	Local Development Plan for Wycombe Primary Care Trust (not yet published)	Access to health facilities is generally good within the District			Although no specific need identified is important issue which needs to be considered when assessing options	YES
<b>Crime</b>	Reduce & prevent crime, reduce fear of crime	To reduce anti-social activity	To reduce crime and fear of crime	Wycombe Community Safety Strategy and Audit	Crime remains an issue within parts of the District	Making the District a 'safer Place' was identified as a priority		Highlighted as a strong priority by local residents, baseline data and other SA frameworks	YES
<b>Quality</b>	Create places, spaces and buildings that work well, wear well and look well	Improve the quality of where people live	No specific objective		Quality of living environment remains an issue within parts of the District	Issue of creating a cleaner and greener place to live		Felt issue is reflected through a range of other objectives	Does not require specific objective



Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies	Sustainability Issues Identified through baseline Data	Issues Identified through the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF SA Objective?
<b>Material Assets</b>	Provide the benefits and services that people need at a reasonable cost and improve the affordability, quality or availability of commercially available or publicly provided goods or services	Reduce poverty and social exclusion	Reduce poverty and social exclusion and close the gap between the most deprived areas in the South East and the rest of the region	Fuel Poverty Strategy				Felt issue is reflected through a range of other objectives	Does not require specific objective

Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies Plan/	Sustainability Issues Identified through baseline Data	Issues Identified through the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF Objective? SA
<b>Homes</b>	To provide everybody with the opportunity to live in a decent home	Provide everybody with the opportunity to live in a decent home	Ensure that everyone has the opportunity to live in a decent constructed and affordable home	South East Regional Housing Strategy 2004/05-2005/06, Homelessness Strategy for Wycombe District, Local Housing Strategy 2003/04-2007/08, Private Sector Housing Renewal Policy, Wycombe Housing Needs Survey, PPS3	Major barriers identified to accessing housing in District	Providing additional affordable homes was supported	Additional affordable housing in the District was strongly supported	Housing is recognised as a significant issue within the District, especially the provision of affordable housing	YES
<b>Education</b>		Improve the education and skills of the population overall	Raise educational achievement levels across the region and develop the opportunities for everyone to acquire the skills needed to find and remain work	Buckinghamshire County Council's School Organisation Plan 2003-2006	Higher than average level of higher education in District but discrepancies remain			Planning is felt to have a limited role in this objective however, will measure performance as an indicator to other objectives	Does not require specific objective

Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies	Plan/Issues Identified through baseline Data	Issues Identified through the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF Objective?	Issue for SA
<b>Communities</b>		Encourage a sense of community identity and welfare	To create and sustain vibrant communities	Buckinghamshire Youth Strategy 2004-2007, Grass Roots Community Planning, Draft PPS1		Improvement of community/leisure facilities seen as top priority for local areas over the next 5 years & long term. Also stress importance of a thriving town centre	A sense of community is felt to be an important issue and the effect of	To improve and encourage local communities is recognised as District issue against which to assess new policies	YES	
<b>Accessibility</b>		Improve accessibility to essential services & facilities, Improve accessibility for those most in need	Improve accessibility to all services and facilities	Public Transport Accessibility Zones Wycombe District Local Plan, PPG 13		Improving public transport seen as top priority for both District and local areas		Improving accessibility is felt to be an important District issue which new policies should be considered against	YES	
<b>Culture</b>			To encourage increased engagement in cultural activity across all sections of the community in the South East	Local Cultural Strategy, Cultural and Leisure Needs Survey, PPG6	Recognised need for additional cultural facilities within the District			Propose to provide a supportive role through the promotion of related objectives e.g. community/welfare	Does not require specific objective	

Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies	Plan/	Sustainability Issues Identified through baseline Data	Issues Identified through the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF Objective? SA
<b>Cultural Heritage Landscape</b>	Preserve historic buildings, archaeological sites and other culturally important features	Conserve and where appropriate enhance the historic environment	Protect, enhance and make accessible for enjoyment, the region's countryside and historic environment		Heritage Action Plan, PPG15	No grade I or II* buildings at risk. However, some grade II listed buildings identified as at risk			The District hosts various listed buildings and historic monuments which require protection from inappropriate development	YES
<b>Rural Areas</b>				Buckinghamshire and Milton Keynes Rural Strategy: Value in our Communities, PPS7			Strong rural feeling should remain		Issues affecting rural areas will be addressed through the promotion of related objectives. Must ensure that evaluation of policies focuses on rural issues	Does not require specific objective
<b>Environmental Objectives</b>										

Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies	Plan/Issues Identified through baseline Data	Issues Identified through the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF Objective? SA
<b>Biodiversity, Fauna &amp; Flora</b>	Conserve & enhance native & characteristic habitats & species throughout their range	Maintain and enhance biodiversity, flora & fauna	Conserve and enhance the region's biodiversity	Buckinghamshire Biodiversity Action Plan, The Buckinghamshire and Milton Keynes Wildlife Sites Project	Large number of environmentally important designations within the District (AONB, SSSIs, cSACs, Local Nature Reserves, Ancient woodland etc.	Reducing traffic seen as key priority to help improve the District's environment as well as additional green spaces		The Biodiversity of the District is recognised as a vital area to ensure protection and enhancement	YES
<b>Water Quality</b>	Limit water pollution to levels that do not damage natural systems	Improve water quality	Maintain and improve the water quality of the region's rivers and coasts, and to achieve sustain. Water resources management	PPS23	Issue of improving nitrate and phosphate concentrations within District's rivers	Protection and promotion of the River Wye seen as key		Managing water as a resource is vital for the District. Propose combined objective to look at supply and management	Combined objective dealing with water quality and efficiency
<b>Water Supply</b>	Maintain an adequate water supply and ensure adequate drainage system capacity	Provide for sustainable sources of water supply			Issue of water inefficiency within the District due to increased levels of water leakage			Issue of ensuring efficient use of water is identified as issue within District. Propose combined objective to look at supply and management	Combined objective dealing with water quality and efficiency

Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies	Plan/Issues Identified through baseline Data	Issues Identified through the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF Objective? SA
<b>Waste</b>	Reduce waste to the lowest possible levels	Minimise the production of waste	Reduce waste generation and disposal, and achieve sustainable management of waste	Waste Strategy for Buckinghamshire 2001-2021, PPS23, PPG10	Present levels of recycling/composting well below targets	The promotion and support of waste recycling seen as key	Recognised the need for the provision of accessible and easy to use recycling facilities	Issue of waste is highlighted at all levels, and District is unlikely to attain target.	YES
<b>Soil</b>	Reduce contamination & safeguard soil quality and quantity	Conserve soil resources and quality		Wycombe District Council Inspection Strategy for the Identification of Contaminated Land, PPS23				To maintain and enhance soil resources is identified as an important environmental consideration	YES
<b>Air</b>	Limit air pollution level	Improve air quality	To reduce air pollution and ensure air quality continues to improve	Wycombe Air Quality Action Plan, PPS23	Air quality target for reducing NO <sub>x</sub> levels is not being achieved in some urban areas of District	Reduction of congestion and traffic seen as way of improving environmental quality		Air quality is recognised issue for parts of District. Suggest issue used as an indicator to highlight problems with increased traffic (the largest contributor to air pollution)	Issue to be used as indicator to monitor effects of traffic pollution

Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies Plan/	Sustainability Issues Identified through baseline Data	Issues Identified through Imagine the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF Objective? SA
<b>Traffic</b>	Reduce the need to travel	Reduce the effect of traffic on the environment	Reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car/lorry	Regional Transport Strategy 2004, Association of Councils in the Thames Valley Region- interim Sub Regional Transport Strategy, Bucks Local Transport Plan 2001-2006, PPG6	High level of car dependence evident in District	Reduction of congestion and traffic seen as way of improving environmental quality		To reduce traffic and congestion is a national and District issue of concern	YES
<b>Public Transport</b>	Good public transport both within the community & linking it to urban, rural and regional centres			Regional Transport Strategy 2004, Association of Councils in the Thames Valley Region- interim Sub Regional Transport Strategy, Bucks Local Transport Plan 2001-2007, PPG6	Substantially lower than national average public transport use	Improving public transport seen as key short and long term goal		Improving public transport is seen more as a means to improving issues of congestion and pollution.	Issue to be used as an indicator for a 'traffic' objective

Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies	Plan/	Sustainability Issues Identified through baseline Data	Issues Identified through Imagine the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF Objective? SA
Climate Change	Reduce energy consumption & emissions		Increase energy efficiency and the proportion of energy generated from renewable sources in the region	PPS22					Issue of climate change is high on the international and national agenda. Recognise that effects of policies on issue should be monitored	YES
Climate Change		Reduce contributions to climate change	Address the causes of climate change through reducing emissions of greenhouse gases and ensure that the South East is prepared for its impacts	PPS22					Issue of climate change is high on the international and national agenda. Recognise that effects of policies on issue should be monitored	YES
Climate Factors	Reduce vulnerability to the effects of climate change e.g. flooding, disruption to travel by extreme weather etc.	Reduce vulnerability to climate change	Reduce the risk of flooding and the resulting detriment to public-well-being, the economy and the environment	PPS22, PPG25					Issue of flooding is of additional importance to the District. Suggest specific objective to reduce effects of flooding	YES



Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies	Plan/Issues Identified through baseline Data	Issues Identified through the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF Objective?	Issue for SA
<b>Countryside and Townscape</b>	Enhance countryside and townscape character	Maintain and enhance the quality of landscape and townscape		The Landscape Plan for Buckinghamshire re- part 1: Landscape Character Assessment				Issue is considered of specific importance in District due to significant amount of Greenbelt and Area of Outstanding Natural Beauty within District	YES	
<b>Greenfield Land</b>	Protection of green field land		Improve efficiency in land use through the re-use of PDL and existing buildings, incl. Re-use of materials from buildings, and encourage urban renaissance	PPG3	High average (96%) of new homes built on previously developed land	Very strong support for new housing development to be located previously developed sites	Very strong support for new housing development to be located previously developed sites	Efficient use of land is national and District issue. Recognise need to monitor effect of policies on objective	YES	
<b>Open Space</b>	Improve the quantity and quality of publicly accessible open space Cultural heritage and landscape			Open Space, Sport and Recreation Study, PPG17		Requirement for additional green spaces identified as issue at High Wycombe area event		Issue is considered to have effect on the health of District and could be used as indicator in health objective		Issue to be used as an indicator for a 'health' objective

Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies	Plan/	Sustainability Issues Identified through baseline Data	Issues Identified through Imagine the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF Objective? SA
<b>Local Products</b>			To reduce the global, social and environmental impact of consumption of resources by using sustainable produced and local products						Planning seen to have limited role except in supporting local businesses. This is reflected in the economy objectives	Objective is reflected in economy objectives
<b>Economic Objectives</b>										
<b>Economic Development</b>	A flourishing local economy to provide jobs and wealth	Encourage sustained economic growth	To sustain economic growth and competitiveness across the region	Regional Economic Strategy for the South East England 2002-2012		Recognised lower than regional average of increase in VAT registered businesses	Small majority agreed District should encourage significant growth in jobs	Majority of those surveyed felt the District should encourage significant growth in jobs	Is important to encourage sustained economic growth to maintain the economic competitiveness of the District	YES
<b>Sustained Economic Growth</b>		To offer everybody the opportunity for rewarding and satisfying employment	To ensure high and stable levels of employment so everyone can benefit from the economic growth of the region						There is large discrepancy within the District in terms of employment opportunities. Issue should be reflected as an objective	YES

Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies	Plan/	Sustainability Issues Identified through baseline Data	Issues Identified through Imagine the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF Objective? SA
<b>Equally Distributed Economy</b>		Reduce disparities in economic performance	To stimulate economic revival in priority regeneration areas			District level of unemployment is higher than regional average. Long term levels of unemployment are especially high	Identified a broad range of employment should be encouraged comprising of skilled and non-skilled jobs		Unemployment is an issue within the District and it is felt this can be tackled with the encouragement of a skilled workforce	Issue to be reflected in 'skills' objective and economic deprivation
<b>Continuous Economic Growth</b>		Encourage and accommodate both indigenous and inward investment	To develop a dynamic, diverse and knowledge based economy that excels in innovation with higher value, lower impact activities				Identified need for local jobs for local people		Issue of balancing local jobs and local workers is an important issue	Issue to be reflected in overall economic growth objective and a balance objective
<b>Sustainable Economic Transportation</b>		Encourage efficient patterns of movement in support of economic growth		Regional Economic Strategy for the South East England 2002-2012, PPG6			Recognised need to focus new employment on existing Brownfield sites		Issue of transport specific to employment is not felt to require a specific objective. Issue will be considered under general 'transport' objective	Issue is considered under general 'transport' objective

Issue	Objectives SEA	Objectives SA	Integrated Regional Framework 2004 - objectives	Other Policies	Plan/	Sustainability Issues Identified through baseline Data	Issues Identified through the Future- Part 1 Consultation	Issues Identified through the General Household Survey, May 2004	Comments	Issue for LDF Objective? SA
Rural Businesses				PPS7			Need to encourage start up businesses in rural areas		Issue is addressed in the more general economy objectives. Not felt to require specific objective	Issue is reflected in other economic objectives
Tourism		Enhance the image of the area as a business location	To encourage the development of a buoyant, sustainable tourism sector	Wycombe Tourism Strategy 2001-2005, Wycombe Hotel Shortage Study, PPG21					Tourism is important issue within the District as reflected in the Community Plan strategy	Yes as part of a wider objective re. diversity
Social and Environmental aspects		Improve the social and environmental performance of the economy	To develop and maintain a skilled workforce to support long-term competitiveness of the region						Issues are reflected in various other social and environmental objectives	Objective is reflected in environmental and social objectives

NB there are some strategic plans/policies that have an overall influence on the objectives for the WDF SA. They therefore have not been listed. These include:

Regional Planning Guidance for the South East (RPG9), Buckinghamshire County Structure Plan 1991-2011, Replacement Buckinghamshire County Structure Plan 2001-2016 Deposit Draft (now abandoned), Milton Keynes and South Midlands Sub-regional Strategy (yet to be published), Buckinghamshire Community Plan, Chilterns Area of Outstanding Natural Beauty Management Plan The Community Plan for Wycombe District 2002 (and emerging version), Wycombe Communications Strategy, High Wycombe Parking and Access Strategy, Wycombe Economy Study, Bowerdean Residents Action Group (BRAG), Downley Residents Association, Icknield Communities Action Plan, Lacey Green Community Planning Group, Lane End Parish Council- Community Statement, Little Marlow Community Group, High Wycombe Town Master Plan: A Vision, Princes Risborough Market Town Health Check, Wycombe District Council Retail and Town Centre Uses Study 2004, Urban Capacity Study- Interim Report 2004

#### Annex 4: Sustainability Framework and Baseline Information

Theme	Draft Objectives	Draft Indicators	Baseline Information	Source of Information
<b>Social Objectives</b>				
Homes	1. To provide the residents of Wycombe District with the opportunity to live in a quality home	1. House price/earnings affordability ratio	2009 – 6.5	Annual Monitoring Report (AMR) 2010
		2. Housing completions, allocations & commitments	Completions: 2,147 completed 2006-10 (2006-7: 607; 2007-8: 611; 2008-9: 625; 2009-10: 304).	AMR 2010
		3. Amount of affordable housing (including key worker housing) delivered, or amount of new affordable housing per annum	2006-7: 270; 2007-8: 210; 2008-9: 148; 2009-10: 106.	AMR 2010
		4. No of households on the housing register and need for affordable housing assessed through the housing needs survey	2004= 1,757, 2003= 1,464 2002= 1,323, 2001= 1,096	At 1 <sup>st</sup> April ODPM
Crime	2. To reduce crime, fear of crime & anti-social activity through the creation of safer places to live &	1. Recorded crimes per 1,000 pop.- domestic burglaries, violent offences, vehicle crimes	Domestic Burglaries 2003/04= 16.9, 2002/03= 16.71, 2001/02= 19.9, 2000/01= 18.7	Audit Commission www.audit-commission.gov.uk

Theme	Draft Objectives	Draft Indicators	Baseline Information	Source of Information
	work		Violent Offences 2000/01= 7.4 Vehicle Crimes 2003/04= 16.4 2002/03- 15.35, 2001/02= 17.2 2000/01= 17.6	
Services/ Facilities	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. % of residents defined as within a distance of 500m of key local services incl.: P.O, food shop, primary school, child care & hospital	Data not yet available	
Community Identity & Welfare	4. Encourage a sense of community identity & welfare & reduce social deprivation	1. Proportion of population who live in the worst Super Output Areas in England in relation to barriers to housing & services, crime & living environment & health & disability	2004- Housing & services= 12 SOAs in worst 20% of country, Crime= 4 SOAs in worst 20% of the country, Living Environment= 2 SOAs in worst 20% of country, health & disability= no SOAs in worst 20% or 25% of country	Wycombe Fact Files, 2004
		2. % of people who feel that their local area is a place where people from different backgrounds &	Figure of 73% has been identified for the whole District. Break down for Super Output Areas is being produced	Survey by Community Cohesion Sub-group of the Wycombe

Theme	Draft Objectives	Draft Indicators	Baseline Information	Source of Information
		communities can live together harmoniously		Partnership, 2004
Health	5. Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause	2004- 39% circulatory Disease, 27%= Cancer, 12%= Respiratory System, 5%= Digestive System, 4%= external causes	Wycombe Health Fact File, 2004
		2. Number of GPs per 1,000 head of population	0.517 GPs per 1,000 population	Wycombe Primary Care Trust
		3. Green space per 1,000 of pop		
		4. Life expectancy at birth	Male= 78 years, Female= 82 years	Wycombe Health Fact File, 2004
<b>Environmental Objectives</b>				
Sustainable	6. To reduce contributions to climate	1. Number of sites with on-site renewables to meet carbon reduction targets	No large-scale renewable/low carbon energy projects in the District. Increasing renewable energy generation is an objective of the Carbon Reduction Framework.	

Theme	Draft Objectives	Draft Indicators	Baseline Information	Source of Information
construction	change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation			
		2. % improvement in energy efficiency achieved for dwellings	2002/03= 2.9%, 2001/02= 3%, 2000/01= 3%, 1999/00= 2%	Home Energy Conservation Act progress report, 2003
		3. Energy use per household (gas & electricity)	Energy Use for Bucks 2003= 23,185 kWh, 202= 23,227 kWh, 2001= 22,950	Department of Trade & Industry Energy Group
		4. Installed capacity for energy generated from renewable sources: a) Total b) As a result of the planning process	In 2010 154 kWe generated by photovoltaics; 11kWe generated from wind. Total of 0.165 mWe.	AEA Microgeneration Index
Transport	7. To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Annual average nitrogen dioxide (NO2) concentration	2002- Rural= 13 µg/m <sup>3</sup> , motorway= 32 µg/m <sup>3</sup> , urban= 20 µg/m <sup>3</sup> , 2003- rural= 16 µg/m <sup>3</sup> , urban= 23 µg/m <sup>3</sup> , motorway= 33 µg/m <sup>3</sup>	Wycombe District Council Monitoring
		2. Modal split	2 most common ways of travel, 2004 Car= 84.6%, Walk= 52.9%, Train= 23.1%, Bus= 20%, Bicycle= 4%, other= 10% 2 most common ways of travel, 2003 Car= 84.6%, Walk= 40.6%, Bus= 23.7%, Train= 12%, Bicycle= 8.3%, other= 15.7%	Highway Maintenance Survey for Bucks County Council
		3. Residential & non-residential development by accessibility zone	Residential 2003/04- AZ1= 13%, AZ2= 15%, AZ3= 34%, AZ4= 23%, AZ5= 15%	Development Trends in Wycombe District 2003-04



Theme	Draft Objectives	Draft Indicators	Baseline Information	Source of Information
			Non-residential 2003/04- AZ1= -3,447m2, A2= 4,090m2, AZ3= 2,339 m2, AZ4= 3,502 m2, AZ5= 12,948 m2	
		4. % of children travelling to secondary school by different modes of transport	Car 33%, Private/School bus= 22% Walking= 22%, Local bus= 17%, Train= 25, mini cab= 1%	Wycombe District Secondary School & Fear of Crime Survey 2003
		5. Annual average flow of principal road	Wycombe total- 2001= 174,941, 2002= 176,436, 2003= 175,397, 2004= 173,662	Traffic Policy & Monitoring data Bucks County Council
Water	8. To provide for sustainable levels of water use, supply, & management, including quality of water sources.	1. Rivers of good chemical and ecological status	River Thames 2003= good, 2002= good, 2001= very good River Wye 2003=good/very good, 2002= good/very good, 2001= good/very good	Environment Agency
		2. Water use & availability (Thames Water & Three Valleys)	2002/03= 33.5.5 l/head/d 2000/01= 338.4 l/head/d	Leakage & efficient use of Water 1999-2000-OFWAT publications
		3. Water conservation	Data not yet available	
		4. Use of 'grey water'	Data not yet available	
		5. Control of effluent	Data not yet available	
		6. No of incidents of major & significant water pollution occurring	1 Jan-15 Dec 2004, 2 sewage & water Industry incidents	Environment Agency

Theme	Draft Objectives	Draft Indicators	Baseline Information	Source of Information
		in a particular year in each of the District		
		7. Quality & quantity of groundwater	Data not yet available	
Biodiversity	9. To maintain & enhance biodiversity, flora and fauna and to avoid irreversible losses	1. Area & condition of SSSIs	960.15 ha of SSSI. 2011- 95.61 % is in favourable/recovering condition	Wycombe District Council & Natural England
		2 Area of ancient woodland in District	3,654 ha (as of 2004, surveying sites of <2 ha only)	Wycombe District Council
		3. Area of new habitats created		
Landscapes & Townscapes	10. To protect & enhance the landscape and townscape character of the District and in particular, those areas of designated importance		Not quantifiable	
		1. Area of designated open space lost to development per annum 2. Area of open space created as a result of development	No designated Green Spaces lost to new dwelling completions in 2009-10	AMR 2010
Historic Environment	11. To conserve & where appropriate enhance the historic environment	1. Number of Listed Buildings lost or at risk of decay	2003= 10 grade II buildings at risk, 1 at grave risk, 2004= 10 grade II buildings at risk, 1 at grave risk	English Heritage Buildings at Risk Register
		2. Loss or damage to scheduled ancient monuments & historic parks & gardens	Approximately 12% of Wycombe's stock is considered within high risk category	Bucks County council Archaeological office
		3. % of Conservation Area	46 out of 61	Wycombe District Council

Theme	Draft Objectives	Draft Indicators	Baseline Information	Source of Information
		Character Surveys completed		Urban Design AMR 2010
Waste	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 the tonnage of household waste arising which have been a) recycled b) composted c) used to recover heat, power & other energy sources	a) 2003/04= 16.61%, 2002/03= 13.7% b) 2003/04= 0.33%, 2002/03= 0.3% c) No electricity generated from waste	Best Value Performance Indicators
		2. % of construction & demolition waste going to landfill	Data not yet available	
Soil	13. To conserve soil resources & quality	1. Areas of contaminated land		
		2. Loss of best & most versatile agricultural land to development	2009-10: 0ha	Wycombe District Council monitoring
Use of Land	14. To improve the efficiency of land use through the re-use of previously developed land	1. % of new homes built on previously developed land/ greenfield land	94.3% in 2009-10	AMR 2010
		2. Density of housing completions on sites of 10 dwellings or more	2003/04= 59.3 dwellings per ha	Development Trends in Wycombe District 2003-04
		3. % of commercial development on previously developed land/ greenfield land		
Flooding	15. To reduce the risk of flooding (in relation to both new & existing development)	1. New development in Flood Zones 2 & 3	Flood Zone 3 2009/10: 3.46%.  Flood Zone 2, 2009/10: 3.81%	Wycombe District Council AMR 2010
		2. No of properties affected by	Data not yet available	

Theme	Draft Objectives	Draft Indicators	Baseline Information	Source of Information
		Fluvial, groundwater and localised flood events		
		3. Frequency of fluvial flood events	Data not yet available	
<b>Economic Objectives</b>				
Economic Growth	16. To encourage economic growth & competitiveness	1. % change in the total of VAT registered businesses in the District	2009= increase of 2.41%	AMR 2009
		2. % increase/ decrease in number of local jobs	2009-10: Decrease of 13.2%	AMR 2010
		3. Output of the Local Economy/Gross Value Added per worker	2006: 22,345 in Bucks	AMR 2009
		4. No. of K1 businesses in the District as identified through the European Regions in the Knowledge Economy work being carried out on behalf of Wycombe District Council	Data not yet available	
Balance	17. To achieve a broad balance in the growth of housing, population and employment	1. Jobs: labour force ratio	0.96 (i.e. more jobs than residents of working age)	Wycombe Fact Files, 2004
Diverse Economy	18. To encourage a diverse economy including a vibrant and sustainable tourism sector	1. Diversity of economic sectors	Jobs by sector 2007- Agriculture, fishing, energy & water= 0.5, manufacturing= 10.4%, construction= 4.7%, distribution, hotels & restaurants = 27.7%, transport & communications = 4.0%, banking, finance & insurance	AMR 2009

Theme	Draft Objectives	Draft Indicators	Baseline Information	Source of Information
			Business= 27.8%, public admin, Education & health= 18.8%, other services= 6.1%	
		2. % of jobs in tourism sector	2002= 6.3% of total jobs, 2001= 6.7%, 2000=5.9%, 1999= 6.10%	Nomis- official labour market statistics
Skills	19. To develop & maintain a skilled workforce to support long-term competitiveness of the District & contribute towards Wycombe Becoming a 'learning community'	1. % of the population with no qualifications at NVQ Level 2 and above.	More information contained in Wycombe Draft Economic Development Strategy	Audit Commission for Bucks County Council
Deprivation	20. To reduce levels of economic polarisation and levels of deprivation	1. Proportion of population who live in the worst Super Output Areas in England in relation to income, education, skills & training & employment deprivation	2004- Income= 4 SOAs in worst 20% of country, education, skills & training= 3 SOAs in worst 20% of country, employment= no SOAs in worst 20% of country, 1 SOA in worst 25%	Wycombe Fact Files, 2004
		2. Proportion of people of working age, out of work for more than a year	12.9% of unemployed have been so For more than one year	AMR 2010 (citing NOMIS figures) 2004

