



Sustainability Appraisal of the Wycombe Delivery and Site
Allocations Plan for Town Centres and Managing
Development

Adoption Statement

July 2013

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1. Introduction and Background

1.1 Wycombe District Council adopted the Delivery and Site Allocations (DSA) Plan on 16 July 2013, and therefore now has the status of a Local Plan, and forms part of the development plan for the District. Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004 requires that an Environmental Statement be produced after the adoption of a plan to which these Regulations apply. The DSA Plan is such a plan, and therefore this adoption statement has been prepared in accordance with these regulations, and in particular Regulation 16 (3) and (4).

1.2 The table below sets out how this statement meets the requirements of these Regulations.

Table 1: Signposting the Adoption Statement requirements of the SEA Regulations 2004 (Part 4)

Requirement	Where this is found in the document
How environmental considerations have been integrated into the plan or programme	<ul style="list-style-type: none"> Section 3
How the environmental report has been taken into account	<ul style="list-style-type: none"> Section 4
How opinions expressed.....have been taken into account	<ul style="list-style-type: none"> Section 5
How the results of any consultations have been taken into account	<ul style="list-style-type: none"> Section 5
The reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with	<ul style="list-style-type: none"> Section 6
The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme	<ul style="list-style-type: none"> Section 7

1.3 Similarly, Table 2 below sets out how this statement meets the requirements of the CLG Plan-Making Manual, the current government guidance document for carrying out Sustainability Appraisals.

Table 2: Signposting requirements of the CLG Plan-Making Manual – Sustainability Appraisal Adoption Statement

Requirement	Where this is found
How sustainability considerations have been	<ul style="list-style-type: none"> Section 3

integrated into the development plan document	
How any received options and consultation responses on the development plan document and sustainability appraisal reports (at all stages) have been taken into account	<ul style="list-style-type: none"> • Section 5
Reasons for the choice of alternatives in light of other reasonable alternatives considered	<ul style="list-style-type: none"> • Section 6
Measures to be taken to monitor the significant sustainability effects of implementing the development plan document	<ul style="list-style-type: none"> • Section 7

1.4 The manual suggests that the amount of information in the statement is concise and proportionate and only provides the necessary information described.

1.5 The origins of the SA process lie with the European Strategic Environmental Assessment (SEA) Directive¹, which acts to ensure that all plans/policies with land use implications take into consideration environmental issues. Through the Directive, an environmental assessment is formally required for all plans and programmes which are likely to have significant effects on the environment. Again, this means the DSA Plan is required to undergo this process.

1.6 The procedure required by the Directive comprises:

- Preparation of an Environmental Report on the likely significant effects of the draft plan or programme;
- Carrying out consultation on the draft plan or programme and accompanying Environmental Report;
- Taking into account the Environmental Report and the results of consultation in decision-making; and
- Providing information when the plan or programme is adopted and showing how the results of the environmental assessment have been taken into account.

1.7 Similarly, Sustainability Appraisal (SA) process is a way of ensuring that all plans and programmes which relate to land use issues are compatible with the aims of sustainable development. It is a requirement of the Planning and Compulsory Purchase Act 2004 and of the National Planning Policy

¹ European Directive 2001/42/EC, which is transposed into English law by The Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations)

Framework², which states that SA should be “an integral part of the plan preparation process”. Consequently, the Delivery and Site Allocations (DSA) Plan is required to be subject to this process. Government advice is that both SA and SEA can be carried out in a single appraisal process and this adoption statement therefore describes this single process which has been carried out on the plan.

2. The Delivery and Site Allocations (DSA) Plan

2.1 The first plan to be prepared as part of the Wycombe Development Framework was 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 subject to a number of recommended changes, the Core Strategy was formally adopted by the Council in July 2008.

2.2 Following this, attention turned to the document to allocate and designate sites. This was originally intended to form a Site Allocations Development Plan Document, but its scope evolved over the course of its preparation, and in particular following significant changes to the national and regional planning context resulting from the formation of the Coalition Government in 2010, including the aspiration to revoke Regional Strategies. This led to the decision to review housing targets at the local level (i.e. in Wycombe District) and feed these into a future Local Plan document, encompassing a new housing target plus key housing and employment allocations.

2.3 For this reason, the Site Allocations DPD evolved into a document focused on town centres, and was renamed the Delivery and Site Allocations (DSA) Plan. This plan does not include such strategic allocations, but does include radical plans for transformational change in High Wycombe town centre as part of the Town Centre Masterplan project. It also includes a series of site allocations within the District’s town centres, as well as some generic and District-wide development management topic policies.

2.4 So, in summary, amongst the key proposals in the DSA Plan are the following:

- The High Wycombe town centre masterplan proposals to regenerate and improve the town centre, including changes to the town centre road network, public realm improvements and new development sites;
- Proposals for a range of other mixed use sites in the town centres of High Wycombe, Marlow and Princes Risborough;
- Proposals for addressing open space deficiency in the Desborough area;
- A series of ‘development management’ policies aimed at delivering more sustainable forms of development. These include policies relating to:
 - Sustainable transport requirements and transport improvement lines;

² NPPF para 165

- Retail issues, including the definition of town and district centres;
- Scattered business sites;
- Green infrastructure including policies for green space, biodiversity, and river corridors;
- Carbon reduction;
- Infrastructure and viability.

2.5 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, which are detailed in the section on consultation. The SA framework has helped inform the evolution of these policies at each stage of consultation.

2.6 The council published and consulted upon a proposed submission version of the DSA Plan in June-July 2012. The plan was then submitted to the Secretary of State in September 2012. The Secretary of State appointed Paul Crysell BSc MSc MRTPI to conduct an independent examination into the soundness of the DSA Plan and its supporting documents, and public hearings were held in December 2012.

2.7 In June 2013, WDC published the Inspector's Report on the Examination of the DSA Plan. The report concluded that the plan was sound, subject to the proposed modifications being made to the plan. Accordingly, the DSA Plan has been adopted incorporating these modifications.

3 Integration of Environmental Considerations into the DSA Plan

3.1 The SA/SEA process works in a stage-by-stage approach as set out below:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
- Stage B: Developing and refining the alternatives and assessing effects
- Stage C: Preparing the Environmental Report (or SA Report)
- Stage D: Consulting on the draft plan or programme and the Environmental Report (or SA Report)
- Stage E: Monitoring

3.2 Wycombe District Council has followed this process from the outset of the plan preparation, as detailed in the main SA Report. The early scoping work on the Wycombe Development Framework in 2004 identified the relevant plans, programmes and strategies, collected together a large amount of baseline information and from this, was able to identify the main sustainability issues facing the District.

3.3 The collection of baseline information, set out in the initial SA Scoping Report, published in 2005, enabled an assessment of the issues present in the District, both those which involved positive characteristics and also those which threw up issues of concern. These included a number of environmental issues, such as the following:

Positive Issues

- A high proportion of development on previously-developed land
- Large amount of high quality landscapes
- Good proportion of District covered by woodland and ancient woodland
- Large number of listed buildings including 19 grade I listed buildings

Issues of concern

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

3.4 A range of other sustainability issues were also identified, covering social and economic concerns – these are set out in the Final SA Report.

3.5 These various sustainability issues were then used to construct the sustainability framework, which formed the mechanism for carrying out the appraisal of the plan. The framework (set out below) consisted of a number of key objectives, and in order to measure the plan against these SA objectives, a number of indicators are identified for each policy. It is through the use of the indicators that the plan's performance against the SA objectives was appraised and monitored. Indicators were used to measure the effect of a policy, and this included secondary, cumulative and synergistic effects.

DSA Plan Sustainability Framework and Objectives

3.6 Table 1 below sets out the Sustainability Framework for strategic policies and other topic policies. In most cases these expand upon the sustainability assessment framework for policies of the Adopted Core Strategy and the Council has had regard to the chain of conformity to avoid unnecessary duplication of assessment that has already been carried out. However, because the DSA Plan developed policies further and in greater detail, it was considered necessary in most cases to undertake a separate SA of the policies. Effects against objectives were predicted for the short, medium and long-term period.

Table 3 –Sustainability Framework for Strategic Policies and Other Topic Policies

Theme	Objectives	Indicators
	SOCIAL OBJECTIVES	
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

Theme	Objectives	Indicators
		(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 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.: 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	ENVIRONMENTAL OBJECTIVES	
Sustainable construction	6. To reduce contributions to climate change through:	1. Number of sites with on-site renewables to meet carbon reduction

Theme	Objectives	Indicators
	a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	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 (NO ₂) 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 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

Theme	Objectives	Indicators
		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 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
ECONOMIC OBJECTIVES		
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	1. % of the population with no

Theme	Objectives	Indicators
	workforce to support long-term competitiveness of the District & contribute towards Wycombe becoming a 'learning community'	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.

3.7 Table 2 (below) sets out the Sustainability Framework for assessing the site-specific policies. This was slightly different because it was considered that the site-specific land use proposals required a more detailed assessment framework.

Table 4 Sustainability Framework for assessing Site Specific Proposals

Theme	Draft Objectives	Site Assessment Criteria Indicator
SOCIAL OBJECTIVES		
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

Theme	Draft Objectives	Site Assessment Criteria Indicator
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	ENVIRONMENTAL OBJECTIVES	
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	10. To protect & enhance the	1. Would development have

Theme	Draft Objectives	Site Assessment Criteria Indicator
& Townscapes	landscape and townscape character of the District and in particular, those areas of designated importance	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: 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)

Theme	Draft Objectives	Site Assessment Criteria Indicator
Diverse Economy	18. To encourage a diverse economy including a vibrant and sustainable tourism sector	<p>1. Does the site provide for a range of employment uses and sizes on the site</p> <p>2. Does the proposal result in the loss of employment land that has a potential continued economic role?</p> <p>3. Does the proposal provide for employment as part of a mixed use development. (proportion of site given over to employment)</p> <p>4. Does the proposal result in the provision of tourism facilities?</p>
Skills	19. To develop & maintain a skilled workforce to support long-term competitiveness of the District & contribute towards Wycombe becoming a 'learning community'	1. Does the proposal provide for or result in the loss of training/ Education facilities?
Deprivation	20. To reduce levels of economic polarisation & levels of deprivation	<p>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?</p> <p>2. Does the proposal provide for employment as part of a mixed use Development? (proportion of site given over to employment)</p>

4 How the Environmental Report has been taken into account

- 4.1 To carry out the appraisal of each individual site and policy option, the Council used a scoring system whereby positive effects on objectives were identified with a '+', neutral with a '0' and negative with a '-'. Significant positive or negative effects were identified with a '++' or a '--', respectively. These were the maximum and minimum scores given for each option to avoid the appearance of a mathematical 'totting up' exercise.
- 4.2 An overall summary was given for the effects on each objective under a particular option, but it should be stressed that SA is not intended to be an arithmetical exercise of adding up pluses and minuses for each option, but is rather to inform the development and refining of different options with an overview of sustainability considerations, in addition to other factors guiding the decision-making process such as consultation responses. This methodology did ensure, however, that the SA process contributed to the development and refinement of the DSA Plan by providing a separate assessment of the sustainability of the various options, sites and policies.
- 4.3 An Overview and Audit Trail Report (appendix 8 of the SA Report) was published alongside the Submission Draft of the DSA Plan, to provide commentary and signposting to the reasons for selecting the various

5 How opinions have been taken into account

5.1 The Council consulted on the scope of the SA in 2005, and carried out consultation on the updated scoping report in 2011. In addition, the DSA has been subject to a lengthy preparation process with extensive public and stakeholder consultation at a number of different stages. At each key consultation stage, updates to the evidence base and the sustainability appraisal have been fully exposed. The key stages were:

- Autumn 2004 – work on preparation of scoping work began, feeding into the Draft Scoping Report
- Introduction of SA process and consultation on draft sustainability objectives: 25th October-6th December 2004 (consultation with statutory bodies and other local and regional stakeholders) – included draft SA objectives
- Consultation on Draft SA Scoping Report: 14th January-11th February 2005 (consultation with statutory bodies and other local and regional stakeholders): identified relevant plans, policies and programmes to be considered in the appraisal and highlighting the existing sustainability issues through the baseline information. From this, a draft sustainability framework was produced to form the basis for assessments.
- As a result of the consultation the Scoping Report was revised and a final version published in April 2005.
- SA Report on the Site Allocations DPD Issues and Options: September 2005 (full public consultation including statutory bodies)
- SA Report on the Preferred Options Site Allocations DPD: February-March 2007 (full public consultation including statutory bodies)
- SA Report on the 2009 Delivery and Site Allocations Update Consultation DPD: June 2009 (full public consultation including statutory bodies)
- SA Report on the Delivery and Site Allocations Update Report DPD: June 2010 (full public consultation including statutory bodies)
- SA Report on the Draft Delivery and Site Allocations Document for Town Centres and Managing Development: July 2011 (full public consultation including statutory bodies)
- Consultation on Draft SA Scoping Report Update: 2011 (May-June 2011) (consultation with statutory bodies).
- A final version of the SA Scoping Report Update was published in September 2011.
- SA Report on Delivery and Site Allocations Plan Proposed Submission Document: June 2012

- SA Updated Report – this was published for the consultation on the Proposed Main Modifications to the DSA Plan (March 2013)

5.2 At each stage of consultation, the Council produced a Consultation Feedback Report, which set out a summary and detailed analysis of the consultation responses received at each stage. The Council considered all the representations made, and these were a key determinant of the process of refining and developing the policies. The Overview and Audit Trail Report (Appendix 8 of the Final SA Report) sets out further detail of how consultation responses at each stage influenced the evolution of individual policies. The Inspector's Report sets out the reasoning and justification for any changes made to the plan following submission of the document.

6 The reasons for choosing the plan in the light of other reasonable alternatives

6.1 Appendices 1-6 of the Final SA Report set out the detailed results of the appraisals for each policy and site. These results are summarised in Table 6 of this report, along with a summary of the reasons for progressing with preferred options and rejecting alternative options. The SA process has allowed for all of the potentially negative and positive sustainability effects of the options to be highlighted through the appraisal. The process has allowed for an open account of the effects of the policies to be produced and published alongside the ongoing consultation with the DSA. In this way, it has enabled decisions to be taken in an informed manner. The consultation on the SA work has also allowed the public to raise any sustainability issues that it feels have not been highlighted through the SA work already undertaken.

6.2 Therefore, it can be seen that the appraisal methodology has informed the decision-making process by highlighting the sustainability effects of each option. The Overview and Audit Trail Report in Appendix 8 and the various technical and background papers detail the evolution of the various policies. The tables in this appendix, which are also summarised in Tables 6, set out the reasons for rejecting and accepting options for each policy and at what stage. The tables in the appendix also set out why the various alternatives were chosen, at what point the preferred option was accepted and whether any subsequent changes in circumstances led to this approach being altered or a different option being selected instead.

6.3 Sometimes it has proved difficult to predict precise effects of options for particular site or topic policies where they may apply to a range of sites. Moreover, in a document such as this which is largely taking forward a series of site allocations, it is difficult to generalise about the effects of the document. Similarly, given the fact that the SA is part of the evidence feeding into the plan-making process rather than the decision-making process itself, it is impossible to outline a list of changes or additions which have been made directly as a result of the SA.

6.4 Nevertheless, it can be seen from the summary of SA conclusions in Table 6 that the effects of the preferred options which have been taken forward

7 The measures that are taken to monitor the significant environmental effects of the implementation of the plan or programme

7.1 The Council's Monitoring Report will be used to assess the effectiveness of all planning documents through reporting against key targets. It will monitor the impact of the DSA Plan and sites against some core national indicators and some local indicators. The indicators which allow environmental issues to be monitored in the report include those set against Core Strategy Policy CS17 (Environmental Assets):

- Implementation of Biodiversity Action Plans
- Changes in areas and populations of biodiversity importance

7.2 Several of the topic policies will contribute towards the achievement of the targets based under this policy, as well as any such effects arising as a result of the site policies (as set out in Appendix E of the DSA Plan).

7.3 Monitoring the success of policies should help to provide an indication of whether the significant effects predicted as part of the SA are consistent with the actual effects, once the plan is being implemented. As such, monitoring will facilitate an assessment as to whether the predictions of the SA were accurate, whether the plan is contributing towards the achievement of the desired sustainability objectives, and whether the mitigation measures are performing as well as expected, as well as whether any appropriate remedial action needs to be taken.

7.4 Similarly to plan-making itself, SA is an ongoing process and will be refined when we come to review our plans and policies. This will include monitoring the emergence of new related plans, policies and programmes, including by statutory bodies, to assess their impact on the baseline information, indicators and other aspects of plan-making. The SA of subsequent planning documents will therefore take into account of any new sustainability issues emerging as a result of any such changes in the context of the plan-making process.

8 Viewing the Documents

The DSA Plan and accompanying SA Report are available to view on the Council's website at www.wycombe.gov.uk/, at the Council Offices in High Wycombe and at the area information office in Princes Risborough and the area office in Marlow.