



Sustainability Appraisal of the Wycombe Development Framework, Delivery and Site Allocations Document Update Consultation

June 2009



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1.0 Introduction

- 1.1 This report contains the Sustainability Appraisal of the Delivery and Site Allocations Update Consultation document (DSA). The DSA has been produced as an update to the Wycombe Development Framework (WDF) Preferred Options Site Allocations DPD – “WDF Goes Site Specific” which was consulted on in 2007.
- 1.2 This document supplements the draft Final Sustainability Appraisal Report Preferred Options Site Allocations DPD that was produced in 2007 and should be read in conjunction with that report.
- 1.3 The Council has produced the DSA document for the following reasons:
- a. Consult on changes to key sites since 2007 consultation
 - b. To reflect changes made to the Core Strategy following it’s examination
 - c. Changes to the national and regional strategic context
- 1.4 The changes include new proposals for re-shaping High Wycombe town centre, major proposals and issues in the M40 Gateway area, and major issues relating to housing delivery across the District.
- 1.5 Table 1 below identifies the policies and sites in the 2007 document identifying those that have changed and their reference in the DSA document. This SA update deals with those contained in the replacement policies column of this table.

Table 1 Update List of Site Allocation Policies – Preferred Options (February 2007) and Update Consultation (June 2009)

Policy Topic	Preferred Options February 2007	Update Consultation June 2009	
		Action Taken	Replacement Policy
DISTRICT WIDE POLICIES AND DESIGNATIONS			
Land for Business	A1 Prime Business Area	UNCHANGED	-
	A2 General Business Area	UNCHANGED	-
	A3 Scattered Business Sites	REPLACED	B1 Scattered Business Sites
	A4 Scattered Business Sites with Potential for Change	DELETED	-
Housing Supply and Greenfield Sites	A6 Housing Delivery	REPLACED	B2 Meeting Housing Requirements
	A16 Land Safeguarded for Longer Term Development	REPLACED	B3 Phasing of Greenfield Sites
	A7 Site Allocations that Deliver Housing	REPLACED	B4 The Principle of Housing Development
Transport Infrastructure	A14 Transport Improvement Routes	PART RETAINED	Policy retained except transport improvement lines in High Wycombe town centre superseded by policy HWTC3(b)

Table 1 Update List of Site Allocation Policies – Preferred Options (February 2007) and Update Consultation (June 2009)

Policy Topic	Preferred Options February 2007	Update Consultation June 2009	
		Action Taken	Replacement Policy
Town Centres and Retail	A8 Site Allocated for Development within the Town Centres	REPLACED	B5 Town Centre Boundary and Allocations
	A9 Town Centre Boundary	REPLACED	
	A10 The Primary Shopping Area	REPLACED	B6 The Primary Shopping Areas
	A11 Primary Shopping Frontage Zones	REPLACED (through area specific policies)	HWTC5 Primary Shopping Frontage Zones: High Wycombe; MR1 Primary Shopping Frontage Zones: Marlow; PR1 Primary Shopping Frontage Zones: Princes Risborough
	A12 Secondary Shopping Frontage Zones	REPLACED (through area specific policies)	HWTC6 Secondary Shopping Frontage Zones: High Wycombe; MR2 Secondary Shopping Frontage Zones: Marlow; PR2 Secondary Shopping Frontage Zones: Princes Risborough
	-	NEW	HWTC7 Special Retail Policy Zones: High Wycombe
	A13 District Centres	REPLACED	B7 District Centres
Settlement Boundaries	A17 Settlement Boundaries	REPLACED	B8 Settlement Boundaries
Green Infrastructure	-	NEW	B9 Green Networks and Infrastructure
	A18 Green Space	REPLACED	B10 Green Space
	-	NEW	B11 Sites and Species of National and International Importance
	-	NEW	B12 Sites of Local and Regional Importance
	-	NEW	B13 Biodiversity in Development
	-	NEW	B14 Open Space in New Development
	A19 Areas of Open Space Deficiency	REPLACED (in Desborough Area section)	D2 Delivering New Open Space and River Corridor Improvements
Planning for Flood Risk Management	A20 Reducing Flood Risk	REPLACED	B15 Reducing Flood Risk
	A21 Flood Zone Exceptions Test		
Sustainable Construction	A22 Sustainable Buildings	REPLACED	B16 Sustainable Construction
Infrastructure & Delivery	-	NEW	B17 Infrastructure and Delivery
	-	NEW	B18 Viability
Mixed Use Sites	A5 Mixed Use Development	UNCHANGED	-

Table 1 Update List of Site Allocation Policies – Preferred Options (February 2007) and Update Consultation (June 2009)

Policy Topic	Preferred Options February 2007	Update Consultation June 2009	
		Action Taken	Replacement Policy
Green Belt	A15 Protecting the Green Belt	UNCHANGED	-
AREA SPECIFIC POLICIES			
High Wycombe Town Centre			
High Wycombe Town Centre Vision	-	NEW	HWTC1 High Wycombe Town Centre Vision
	-	NEW	HWTC2 Principles for Delivering the Vision
	-	NEW	HWTC3 Delivering the Town Centre Vision in Detail
	-	NEW	HWTC4 Funding the Town Centre Vision
Retail	A11 Primary Shopping Frontage Zones	REPLACED	HWTC5 Primary Shopping Frontage Zones: High Wycombe
	A12 Secondary Shopping Frontage Zones	REPLACED	HWTC6 Secondary Shopping Frontage Zones: High Wycombe
	-	NEW	HWTC7 Special Retail Policy Zones
<i>Town Centre Sites</i>			
Baker Street	Development Principles	REPLACED	MU6 Baker Street
Collins House / Corner of Bridge Street/Desborough Road	-	NEW	MU8 Collins House / Corner of Bridge Street/Desborough Road
Dovecot Remainder	-	NEW	MU9 Dovecot Remainder / Archway (including land to the east of Archway realised through changes to the road network)
Lily's Walk (former gas works site)	-	NEW	MU11 Lily's Walk (former gas works site)
High Wycombe Railway Station	Development Principles	REPLACED	MU12 High Wycombe Railway Station
Buckingham House and Castle House	-	NEW	MU14 Buckingham House and Castle House
Swan Frontage	-	NEW	MU15 Swan Frontage (including land at Abbey Way Gyrotory realised through changes to the road network)
Desborough Road Car Park and The Kings Centre	-	NEW	MU22 Desborough Road Car Park and The Kings Centre
Duke Street Car Park	-	NEW	MU23 Duke Street Car Park
Octagon Parade	-	NEW	MU24 Octagon Parade (including land at Abbey Way flyover (western end) and Oxford Road roundabout)
Bridge Street		NEW	MU26 Bridge Street

Table 1 Update List of Site Allocation Policies – Preferred Options (February 2007) and Update Consultation (June 2009)

Policy Topic	Preferred Options February 2007	Update Consultation June 2009	
		Action Taken	Replacement Policy
Chilterns Shopping Centre	-	NEW	MU27 Chilterns Shopping Centre
Wycombe General Hospital	-	NEW	MU31 Wycombe General Hospital
Easton Street	Development Principles	REPLACED	PBA10 Easton Street
Council Offices and Royal Mail Sorting Offices	-	NEW	PBA12 Council Offices and Royal Mail Sorting Office
Suffield Road	-	NEW	RES56 Suffield Road
Desborough Area			
Planning Framework	-	NEW	D1 Desborough Delivery Framework
	-	NEW	D2 Delivering New Open Space and River Corridor Improvements
MU2 Bartletts, Grafton Street	Development Principles	UNCHANGED	-
Green Street	-	NEW	MU3 Green Street
Leigh Street	Development Principles	REPLACED	MU4 Leigh Street
Hughenden District			
Former Compair	Development Principles	REPLACED	MU16 Former Compair
Former De La Rue	Development Principles	REPLACED	MU17 Former De La Rue
M40 Gateway			
RAF Daws Hill	-	NEW	BBBS1 RAF Daws Hill
Abbey Barn South	-	NEW	RL4 Abbey Barn South
Abbey Barn North	-	NEW	RL3 Abbey Barn North
Sports Centre Site	Development Principles	REPLACED	MU19 Sports Centre Site
MU18 Cressex Island	Development Principles	UNCHANGED	-
Rest of High Wycombe			
Land at Terriers Farm. High Wycombe	-	NEW	RL2 Land at Terriers Farm. High Wycombe
Gomm Valley, High Wycombe	-	NEW	RL5 Gomm Valley, High Wycombe
Ashwells, Tylers Green	-	NEW	RL6 Ashwells, Tylers Green
Wycombe Marsh	Development Principles	REPLACED	MU21 Wycombe Marsh
Land Off Wooburn Mead and Land Adjacent to S R S Joinery Ltd	-	NEW	MU33 Land Off Wooburn Mead and Land Adjacent to S R S Joinery Ltd
Holywell Mead, High Wycombe	-	NEW	HM1 Holywell Mead, High Wycombe
Kingsmead Recreation Ground (Netball Centre and Depot)	-	NEW	KR1 Kingsmead Recreation Ground (Netball Centre and Depot)
RES11 Bellfield First and Middle School	Development Principles	UNCHANGED	-

Table 1 Update List of Site Allocation Policies – Preferred Options (February 2007) and Update Consultation (June 2009)

Policy Topic	Preferred Options February 2007	Update Consultation June 2009	
		Action Taken	Replacement Policy
RES12 Downley Middle School / Turner's Field	Development Principles	UNCHANGED	-
RES39 Former Terriers First School	Development Principles	Planning Permission Granted	-
Marlow			
Retail	A11 Primary Shopping Frontage Zones	REPLACED	MR1 Primary Shopping Frontage Zones: Marlow
	A12 Secondary Shopping Frontage Zones	REPLACED	MR2 Secondary Shopping Frontage Zones: Marlow
Riley Road	-	NEW	MU28 Riley Road
Liston Road Car Park	-	NEW	M1 Liston Road Car Park
Portlands	Development Principles	Subject to June 2009 consultation outcomes	-
Dean St. Car Park	-	Subject to June 2009 consultation outcomes	-
RES29 Great Marlow School	Development Principles	Outline Planning Permission Granted	-
Princes Risborough			
Retail	A11 Primary Shopping Frontage Zones	REPLACED	PR1 Primary Shopping Frontage Zones: Marlow
	A12 Secondary Shopping Frontage Zones	REPLACED	PR2 Secondary Shopping Frontage Zones: Marlow
Ker Maria Nursing Home	-	NEW	SR4 Ker Maria Nursing Home, Aylesbury Road
Picts Lane	Development Principles	REPLACED	MU21 Picts Lane
Molins	Development Principles	UNCHANGED	-
Bourne End			
Slate Meadow	-	NEW	RL1 Slate Meadow
Rear of 29-29 and 37 Furlong Road, Bourne End	-	NEW	RES57 Rear of 29-39 and 37 Furlong Road, Bourne End
Rural Areas			
Springbank House, Lane End	-	NEW	MU34 Springbank House, Lane End
Stockwells Timber Yard, Stokenchurch	Development Principles	UNCHANGED	-

2.0 The Sustainability Appraisal Framework.

- 2.1 This supplement to the Sustainability Appraisal utilises the same framework as the 2007 draft sustainability appraisal of the preferred options document. The framework is based upon the SA Scoping report and responses made to previous SA consultations.
- 2.2 The framework is made up of a number of sustainability objectives, which relate to social, environmental and economic aims. The sustainability objectives provide a specific focus against which options can be measured as well as providing specific benchmarks. These are applied to policies and site specific allocations through the use of indicators and criteria.
- 2.3 The site-specific indicators and assessment criteria were developed internally by the Council and are based upon the use of information that is held by the Council as well as consulting with relevant organisations. For example data on the impacts upon highways network has been obtained from the County Council, data on water resources has been obtained from Thames Water and Flood Zone information from the Environment Agency. The Councils GIS system has also been used extensively in relation to previously developed land, proximity of sites tested to services and public transport, or agricultural land.
- 2.4 Overall the SA framework has not changed since it was used to appraise the 2007 preferred options document. However, two changes have been made to the framework, the first relates to the time periods included in the assessment for policies which have been updated to reflect the likely adoption date of the DSA document.
- 2.5 The other change is in relation to Objective 7 and the indicator for public transport accessibility. 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 new developments have good access to a range of jobs, services and facilities.
- 2.6 The basis for this of this change is ensuring that services are attractive to users, the key being service frequency. A day-time frequency of ten to fifteen minutes provides a "turn up and go" frequency ie the average waiting time between buses is such that users do not feel the need to consult a timetable. This can contribute to public transport being seen as a viable option for more journeys. Ideally developments should strive to achieve this frequency with new or improved bus services.
- 2.7 The SA contains the main social, environmental and economic issues and problems identified through the collection of baseline information. In the 2007 SA document these 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

2.8 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. Similarly the recession has resulted in increasing levels of unemployment, but these are still below national and regional averages. The full list of baseline information relating to the sustainability framework indicators can be viewed in Appendix 3 of the 2007 document.

3.0 Sustainability Appraisal of District Wide Designations and Policies

- 3.1 It is the role of this supplementary SA Report to ensure that the potential effects of the policies and sites in the DSA document are highlighted to enable a well-informed assessment to take place and ensure the most sustainable policy is achieved which provides the best social, environmental and economic solutions.
- 3.2 The DSA document contains a number of policies that are new or that have changed, the social, environmental and economic effects of these policies and options, where appropriate, are appraised in this document. The policy approaches set out in the DSA document are based upon the adopted Core Strategy, background papers and responses to previous consultations.
- 3.3 The detailed appraisal of the policies and designations are included in Appendix 1, the following table summarises the conclusions in respect of effects on social, environmental and economic objectives set out in the sustainability framework.

Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
B1 Scattered Business Sites	Policy approach appraised in 2007 SA document		
B2 Meeting Housing Requirements	The policy positively facilitates the delivery of housing through site allocations and other means. The detailed effects against other objectives have to be determined by reference to more site specific proposals.	Policy is generic and the impact on these objectives will need to be assessed in relation to individual sites.	The policy facilitates housing development providing an additional labour force located within close proximity of main employment areas.
Housing options in Princes Risborough/North of the District Option 1 – Assume other identified brownfield sites come forward (currently uncertain information)	Option leaves some limited uncertainty re longer term housing supply but wider community/accessibility benefits of locating development within the town	Generally positive effect on environmental objectives by avoiding potentially more environmentally sensitive greenfield locations	Impact on economic objectives other than labour supply limited due to being a housing issue
Housing options in Princes Risborough/North of the District Option 2 – Allocate major Greenfield Urban Extension site in Princes Risborough	Option leaves some limited uncertainty re longer term housing supply but wider community/accessibility benefits of locating development within the town	Release of greenfield land post 2021 has a detrimental effect on some environmental objectives and requires mitigation to address other issues	Impact on economic objectives other than labour supply limited due to being a housing issue

Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
<p>Housing options in Princes Risborough/North of the District</p> <p>Option 3 – Assume remainder of housing requirement comes forward as windfall development</p>	<p>Option leaves some limited uncertainty re longer term housing supply but wider community/accessibility benefits of locating development within the town</p>	<p>Generally positive effect on environmental objectives by avoiding potentially more environmentally sensitive greenfield locations</p>	<p>Impact on economic objectives other than labour supply limited due to being a housing issue</p>
<p>Housing options in Princes Risborough/North of the District</p> <p>Option 4 – Allocate smaller scale Greenfield site in the Green Belt (land off Poppy Lane)</p>	<p>Option leaves some limited uncertainty re longer term housing supply but wider community/accessibility benefits of locating development within the town</p>	<p>Release of greenfield land post 2021 has a detrimental effect on some environmental objectives and requires mitigation to address other issues</p>	<p>Impact on economic objectives other than labour supply limited due to being a housing issue</p>
<p>B3 Phasing of Greenfield Sites</p>	<p>Policy ensures delivery of housing over plan period but increased risk of peripheral Greenfield sites that may result in less accessible development with a potential adverse effect on community identity.</p>	<p>Priority to PDL development means more positive environmental impact earlier in the plan period. Releasing Greenfield sites starts to create potentially more adverse effects later on.</p>	<p>Main impact is on delivering labour supply, though release of Greenfield sites may provide the opportunity for provision of some higher value employment.</p>

Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
<p>B3 Phasing of Greenfield Sites</p> <p>Alternative Option A No Phasing Policy</p>	<p>Policy ensures delivery of housing over plan period but full release of greenfield sites may result in less accessible development with a potential adverse effect on community identity.</p>	<p>Releasing all Greenfield sites creates potentially more adverse environmental impact to counterbalance the lower impact of PDL development</p>	<p>Main impact is on delivering labour supply, though release of Greenfield sites may provide the opportunity for provision of some higher value employment.</p>
<p>B3 Phasing of Greenfield Sites</p> <p>Alternative Option B Phasing Policy but with one or more sites allocated earlier than 2019</p>	<p>Policy ensures delivery of housing over plan period but increased risk of peripheral Greenfield sites that may result in less accessible development with a potential adverse effect on community identity, starting in the middle phasing period rather than later on.</p>	<p>Priority to PDL development means more positive environmental impact earlier in the plan period. Releasing Greenfield sites starts to create potentially more adverse effects later on from the middle phasing period onwards.</p>	<p>Main impact is on delivering labour supply, though release of Greenfield sites may provide the opportunity for provision of some higher value employment.</p>
<p>B4 The Principle of Housing Development</p>	<p>Policy facilitates housing delivery in locations beneficial in terms of accessibility and community identity.</p>	<p>Generally positive effect on environmental objectives through focusing development onto PDL sites within main settlements and through seeking to secure quality development.</p>	<p>Limited impact on economic objectives other than facilitating housing delivery and hence contributing to labour supply</p>

Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
<p>B4 The Principle of Housing Development</p> <p>Alternative option – only allowed housing on allocated sites within the defined settlements</p>	<p>Approach would mean less certainty of meeting housing requirements resulting in planning by appeal which would potentially undermine other social objectives.</p>	<p>Although allocations are likely to still focus on PDL land, the reliance purely on allocations could mean housing targets are not met and additional greenfield with its associated potential adverse environmental impacts is required.</p>	<p>Limited impact on economic objectives other than facilitating some contribution to labour supply, but potential housing shortfall could result in pressure to release inappropriate employment land</p>
<p>Safeguarding of the former Bourne End to High Wycombe railway alignment</p> <p>Option 1 - Any form of public transport up to and including heavy rail</p>	<p>Overall limited positive impact on achieving social objectives</p>	<p>Impact of provision of railway line would be negative against environmental objectives but provision of sustainable modes of transport would be positive. Overall balanced impact.</p>	<p>Overall positive impact on economic objectives.</p>
<p>Safeguarding of the former Bourne End to High Wycombe railway alignment</p> <p>Option 2 - Forms of public transport that can be considered less intrusive, such as busway, light rail or ultra-light rail system</p>	<p><i>Positive impact on social objectives through enhancing accessibility of services. really better than above?</i></p>	<p>Impact of provision of infrastructure would be negative against environmental objectives but provision of sustainable modes of transport would be positive. Overall balanced impact.</p>	<p>No impact on economic objectives.</p>

Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
<p>Safeguarding of the former Bourne End to High Wycombe railway alignment</p> <p>Option 3 - Walking and Cycling Route Only</p>	Positive impact on achieving social objectives.	Positive impact on achieving environmental objectives	No impact on economic objectives
<p>Safeguarding of the former Bourne End to High Wycombe railway alignment</p> <p>Option 4 - Cease to protect the former railway alignment for any potential transport reuse</p>	Would allow opportunity for residential development but would not have positive impact on other social objectives.	Overall neutral impact on environmental objectives.	No impact on economic objectives. Not sure
<p>B5 Town Centre Boundary and Allocations</p> <p>Option 1: Extended Town Centre Boundary (to include Wycombe General Hospital and extending westwards to Desborough Avenue</p>	Option would enable the development of appropriate town centre uses as defined by PPS6, in a wider range of locations in the town centre, assisting the regeneration of those – and adjacent – communities.	No direct negative impacts and option could create climate for wider range of developments which utilise latest sustainable construction techniques.	Option could have a positive impact by creating the framework to enable a wider range of developments to come forward which would assist the local economy.

Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
B7 District Centres (Boundary Changes)	Option would enable the development of appropriate uses for the district centres including an appropriate proportion of retail developments and supporting non-retail uses. This would assist in maintaining the vitality and viability of the district centres.	No direct negative impacts and option could create climate for wider range of developments which utilise latest sustainable construction techniques.	Option could have a positive impact by creating the framework to enable a wider range of developments to come forward which would assist the local economy.
B8 Settlement Boundaries			
B9 Green Networks and Infrastructure	The policy will be promoting the retention of existing open spaces and improvements to the management of those spaces, thus improving health and providing a better quality of life for local residents.	The policy seeks to avoid loss of natural settings/landscapes and retain open space and green infrastructure.	The policy is unlikely to have a significant direct impact upon the objectives, although maintaining open spaces may have a positive effect on tourism and enhances the general environment of the District.

Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
<p>B9 Green Networks and Infrastructure</p> <p>(Alternative Option – no policy)</p>	<p>With no policy to promote the retention of existing open spaces and improvements to the management of those spaces, there is less potential to improve health and provide a better quality of life for local residents</p>	<p>There is a negative impact upon environmental objectives without policy B9 Green Networks and Green infrastructure.</p>	<p>Lack of this policy is unlikely to have a significant direct impact upon the objectives, although maintaining open spaces may have a positive effect on tourism and enhances the general environment of the District – this opportunity would therefore be missed.</p>
<p>B10 Green Space</p>	<p>The policy will be promoting an environment where great emphasis is placed upon the need for quality open spaces and landscapes that are conducive to improving health and providing a better quality of life for local residents.</p>	<p>The policy has a positive impact upon environmental objectives by avoiding loss of natural settings/landscapes and retaining open space and green infrastructure.</p>	<p>The policy is unlikely to have a significant direct impact upon the objectives, although maintaining open spaces may have a positive effect on tourism.</p>
<p>B11 Sites and Species of National and International Importance</p>	<p>The policy will be promoting the conservation and enhancement of sites and habitats many of which are used by the community.</p>	<p>This policy has a positive impact on environmental objectives by avoiding loss of natural settings/landscapes and retaining open space and green infrastructure.</p>	<p>Conservation and enhancement of nature conservation areas may have a positive effect on tourism, e.g. Chiltern Beechwoods.</p>

Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
B12 Sites of Local and Regional Importance	The policy will be promoting the conservation and enhancement of sites and habitats many of which are used by the community.	This policy has a positive impact on environmental objectives by avoiding loss of natural settings/landscapes and retaining open space and green infrastructure.	Conservation and enhancement of nature conservation areas may have a positive effect on tourism, e.g. Chiltern Beechwoods.
B13 Biodiversity in Development	The policy may not make significant impact upon these aims but it is promoting the retention of existing biodiversity rich open spaces and improvements to the management of those spaces, thus potentially improving health and providing a better quality of environment for local residents.	The policy seeks to avoid loss of habitats and the creation of new ones, as a consequence there will be positive impacts on issues such as landscape, open spaces, flooding etc.	Conservation and enhancement of biodiversity may have a positive effect on tourism.
B14 Open Space in New Development Option 1 - Local standards tailored to local requirements	The policy will be promoting an environment where great emphasis is placed upon the need for quality open spaces and landscapes that are conducive to improving health and providing a better quality of life for local residents.	The policy seeks to avoid loss of natural settings/landscapes and retain open space and green infrastructure.	The policy is unlikely to have a significant direct impact upon the objectives.
B14 Open Space in New Development Option 2 - District wide minimum standard	The policy will be promoting an environment where great emphasis is placed upon the need for quality open spaces and landscapes that are conducive to improving health and providing a better quality of life for local residents.	The policy seeks to avoid loss of natural settings/landscapes and retain open space and green infrastructure.	The policy is unlikely to have a significant direct impact upon the objectives.
B15 Reducing Flood Risk	Policy approach appraised in 2007 SA document		

Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
B16 Sustainable Construction	Policy approach appraised in 2007 SA document		
B17 Infrastructure and Delivery	Overall positive in achieving social objectives.	Overall positive in achieving environmental objectives.	Limited impact in achieving economic objectives but will ensure that infrastructure is provided to support economic activity.
B18 Viability	Policy helps to maximise long term delivery of affordable housing, though with potential limited short term impacts	Environmental impact of the policy difficult to assess as policy is not locationally specific. Potential issues of delivery of infrastructure but difficult to assess at a generic level	General and non-locational nature of the policy makes it difficult to identify specific effects, although under certain circumstances viability considerations may affect what is delivered on site, including economic development
HWTC1 High Wycombe Town Centre Vision HWTC2 Principles for Delivering the Vision HWTC3 Delivering the Town Centre Vision in Detail¹	This policy has potential to have very positive impact on achieving social objectives.	This policy has potential to have a very positive impact on environmental objectives.	This policy has the potential to have a positive impact on economic objectives.

¹ Policies HWTC1, HWTC2 and HWTC3 have been appraised through one sustainability appraisal framework due to the close linkages between these policies. HWTC1 sets the vision for the town centre and HWTC2 and HWTC3 then set out how this vision will delivered. Individual sites have been appraised in a separate framework.

Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
<p>HWTC1, HWTC2 and HWTC3</p> <p>Option 1 limited reduction of Abbey Way Flyover to single carriageway or bus only route (remains elevated)</p>	<p>This policy has limited potential to have a positive impact on social objectives as it does not completely remove the causes of the problems identified.</p>	<p>Some positive impact on environmental objectives but limited due to retention of through traffic.</p>	<p>This policy has the potential to have a positive impact on economic objectives.</p>
<p>HWTC1, HWTC2 and HWTC3</p> <p>Option 2 – Creation of an alternative A40 route through the Gas Works site but with the retention of Abbey Way Flyover</p>	<p>This policy has limited potential to have a positive impact on social objectives as it does not completely remove the causes of the problems identified</p>	<p>Limited positive impact as cause of problems is not removed.</p>	<p>This policy has the potential to have a positive impact on economic objectives.</p>
<p>HWTC1, HWTC2 and HWTC3</p> <p>Option 3 – Retention of Abbey Way Gyratory</p>	<p>Overall positive in achieving social objectives.</p>	<p>Overall positive in achieving environmental objectives but some limitations due to retention of gyratory.</p>	<p>Overall positive in achieving economic objectives.</p>

Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
<p>HWTC1, HWTC2 and HWTC3</p> <p>Option 4 - Alternative traffic management options in Bridge Street/Desborough Road/Westbourne Street area and in Queen Victoria Road/Easton Street area (with the removal of Abbey Way flyover, downgrading of Archway and provision of alternative A40 route via Queen Alexandra Road/ Gas Works link road/ Desborough Road.</p>	Overall positive in achieving social objectives.	Overall positive in achieving environmental objectives.	Overall positive in achieving economic objectives.
<p>HWTC5 Primary Shopping Frontage Zones: High Wycombe</p> <p>Changes to boundaries and change of approach from zonal approach to frontage approach²</p>	Option would enable the development of appropriate town centre uses including an appropriate proportion of retail developments and supporting non-retail uses. This would assist in maintaining the vitality and viability of the District's town centres.	No direct negative impacts and option could create climate for wider range of developments which utilise latest sustainable construction techniques.	Option could have a positive impact by creating the framework to enable a wider range of developments to come forward which would assist the local economy.

² This appraisal also applies to Policy MR1: Primary Shopping Frontage Zones: Marlow and Policy PR1: Primary Shopping Frontage Zones: Princes Risborough
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Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
<p>HWTC6 Secondary Shopping Frontage Zones: High Wycombe</p> <p>Changes to boundaries and change of approach from zonal approach to frontage approach³</p>	<p>Option would enable the development of appropriate town centre uses including an appropriate proportion of retail developments and supporting non-retail uses. This would assist in maintaining the vitality and viability of the District's town centres including secondary frontage zones.</p>	<p>No direct negative impacts and option could create climate for wider range of developments which utilise latest sustainable construction techniques.</p>	<p>Option could have a positive impact by creating the framework to enable a wider range of developments to come forward which would assist the local economy.</p>
<p>HWTC7 Special Retail Policy Zones: High Wycombe</p>	<p>Option would enable the development of appropriate town centre uses including an appropriate proportion of retail developments and supporting non-retail uses. This would assist in maintaining the vitality and viability of the District's town centres including secondary frontage zones – this would also provide wider social benefits</p>	<p>No direct impacts likely – listed buildings would be excluded from the area affected by the Local Development Order. Retention of active frontages would protect and enhance the conservation area, and would also enhance the quality of the public realm.</p>	<p>Option could have a positive impact by removing a layer of bureaucracy for businesses aiming to locate themselves in the area of the Local Development Order – an area currently suffering from a high proportion of empty shop units.</p>

³ This appraisal also applies to Policy MR2: Secondary Shopping Frontage Zones: Marlow and Policy PR2: Secondary Shopping Frontage Zones: Princes Risborough
Sustainability Appraisal of Update Consultation on Delivery and Site Allocations Document June 2009

Table 2 Summary of Sustainability Appraisal of District Wide Policies

Policy	Objectives		
	Social	Environmental	Economic
D1 Desborough Delivery Framework	This policy has a positive impact over a range of areas, including open space, housing and economic regeneration.	This policy addresses the legibility of Desborough and as a consequence increases opportunities for cycling, walking and biodiversity enhancement and movement, particularly around the River Wye.	This policy has a positive impact on economic objectives as it seeks to secure regeneration and ensure low-cost start-up units and opportunities for emerging businesses are not lost to housing, whilst also enhancing the wider environment.
D2 Delivering New Open Space and River Corridor Improvements	This policy will have a positive impact upon the community in terms of access to open space and the resulting health and integration benefits.	This policy has a very positive impact upon environmental objectives in Desborough. Opening up the Wye and increased green space will enhance biodiversity whilst also providing routes for cycling and walking.	This policy is likely to have a minor impact upon economic objectives.
MR1 Primary Shopping Frontage Zones: Marlow; PR1 Primary Shopping Frontage Zones: Princes Risborough	See above policy HWTC5		
MR2 Secondary Shopping Frontage Zones: Marlow; PR2 Secondary Shopping Frontage Zones: Princes Risborough	See above policy HWTC6		

4.0 Sustainability Appraisal of the Site Allocations

- 4.1 The DSA document contains site specific policies for 40 sites, the SA of these sites has identified a number of positive and some negative sustainability effects. These sites have been appraised because of changes in circumstances mean that the options appraised were not included in the 2007 SA document, or because they are new sites.
- 4.2 Appendix 2 contains the site specific appraisals.

5.0 How to Comment on this Report

- 5.1 The Council are now welcoming any comments on this supplementary Sustainability Appraisal document. You may comment on any aspect of the report but but we would be particularly interested in your views on the following questions:
- Are there any inconsistencies or errors within the SA?
 - Have any potential sustainable impacts been overlooked?
 - Are there any additional options which you feel have been overlooked in the SA?
- 5.2 Any comments should be returned to Chris Schmidt-Reid, Planning Policy Team, Wycombe District Council, Queen Victoria Road, High Wycombe, Bucks, HP1 1BB. Alternatively you can email comments to: spatial_planning@wycombe.gov.uk
- 5.3 All comments should be submitted by **Friday 14th August 2009**.
- 5.4 The Council is also consulting on the Delivery and Site Allocations update consultation document as part of the IF5 consultation between **June 16th 2009 and August 14th 2009**. This document can be viewed on the Council's website at: www.wycombe.gov.uk/imaginethefuture or on request from the Council offices.
- 5.5 If you have any questions or comments about the SA work being undertaken or the SA process please contact Chris Schmidt-Reid on 01494 421551 or chris_schmidt-reid@wycombe.gov.uk.

**Appendix 2 Sustainability Appraisal of Policies in Delivery and Site Allocations
DPD**

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Policy B2: Meeting Housing Requirements

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)		Long term (post 2021)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	<ol style="list-style-type: none"> 1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register 	<ul style="list-style-type: none"> • The policy addresses the need for a 15 year supply of new housing 	++	++	++	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	<ol style="list-style-type: none"> 1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints 	<ul style="list-style-type: none"> • The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ol style="list-style-type: none"> 1. % residents within 500m of services/facilities 	<ul style="list-style-type: none"> • Impact will depend on site specific proposals arising from this generic policy. 	?	?	?	
4	Encourage a sense of community identity & welfare	<ol style="list-style-type: none"> 1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity 	<ul style="list-style-type: none"> • Unsure of effect. 	?	?	?	The impact of this policy on the objective will depend upon the how individual developments are designed and planned.

5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ol style="list-style-type: none"> 1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease 	<ul style="list-style-type: none"> • Impact will depend on site specific proposals arising from this generic policy. 	?	?	?	
Potential effect of Option on Social Objectives:				2x+	2x+	2x+	The policy positively facilitates the delivery of housing through site allocations and other means. The detailed effects against other objectives have to be determined by reference to more site specific proposals.
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ol style="list-style-type: none"> 1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources 	<ul style="list-style-type: none"> • Impact will depend on site specific proposals arising from this generic policy. 	?	?	?	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Model split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road 	<ul style="list-style-type: none"> • Impact will depend on site specific proposals arising from this generic policy. 	?	?	?	
8	To provide for sustainable levels of water use, supply & management,	<ol style="list-style-type: none"> 1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 	<ul style="list-style-type: none"> • Impact will depend on site specific proposals arising from this generic policy. 	?	?	?	

	including quality of water sources	6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater					
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	• Impact will depend on site specific proposals arising from this generic policy.	?	?	?	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	• Impact will depend on site specific proposals arising from this generic policy.	?	?	?	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	• Impact will depend on site specific proposals arising from this generic policy.	?	?	?	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	• Impact will depend on site specific proposals arising from this generic policy.	?	?	?	
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	• Impact will depend on site specific proposals arising from this generic policy.	?	?	?	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes built on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	• Impact will depend on site specific proposals arising from this generic policy.	?	?	?	
15	To minimise the risk of flooding (in relation to both	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial	• Impact will depend on site specific proposals arising from this generic policy.	?	?	?	

	new & existing development)	floods 3. Frequency of Fluvial floods					
Potential effect of Option on Environmental Objectives:				?	?	?	Policy is generic and the impact on these objectives will need to be assessed in relation to individual sites.
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Policy facilitates housing delivery providing additional labour force located within close proximity of main employment areas.	++	++	++	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives:				2x+	2x+	2x+	The policy facilitates housing development providing an additional labour force located within close proximity of main employment areas.

Housing options in Princes Risborough/North of the District

Option 1 – Assume other identified brownfield sites come forward (currently uncertain information)

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2011)	Med term (to 2016)	Long term (post 2016)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	<ol style="list-style-type: none"> House prices: earnings Unfit dwellings Housing completions/allocation/commitments Affordable housing built per annum Households on housing register 	Sufficient housing sites identified to 2021 to meet targets for Princes Risborough. Some uncertainty based on current information beyond that.	++	++	+	Further information on identified sites without delivery information could provide additional certainty. Some windfall development likely to happen in any event.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	<ol style="list-style-type: none"> Crimes per 1,000 pop Fear of Crime Noise complaints 	Not site specific policy	?	?	?	
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	<ol style="list-style-type: none"> % residents within 500m of services/facilities 	Brownfield sites within the town will generally have better access to services and facilities than peripheral greenfield sites	+	+	+	
4	Encourage a sense of community identity & welfare	<ol style="list-style-type: none"> % of pop. in worst super output areas Communities living together harmoniously Voter activity 	Brownfield sites within the town will help to contribute towards overall community identity	+	+	+	

5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ol style="list-style-type: none"> 1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease 	Brownfield sites within the town are likely to have better access to sports facilities and local open space	+	+	+	
Potential effect of Option on Social Objectives: Option leaves some limited uncertainty re longer term housing supply but wider community/accessibility benefits of locating development within the town				5+	5+	4+	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ol style="list-style-type: none"> 1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources 	No specific effect.	?	?	?	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road 	Locating development on brownfield sites within the town will encourage use of more sustainable methods of transport	++	++	++	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> 1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 	No known constraints on water supply in relation to this option.	+	+	+	Issue of capacity of sewage treatment works – currently being upgraded providing additional capacity

		8. Quality & quantity of groundwater					
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	Brownfield option unlikely to impact on areas of nature conservation importance	++	++	++	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	Brownfield option unlikely to impact on landscape though still subject to site specific circumstances/design. Developments will need to take account of their impact on the townscape.	+	+	+	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Development proposals will need to take account of impact on historic environment – site specific issue	?	?	?	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	Site specific issue	?	?	?	
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Brownfield option would avoid loss of best and most versatile agricultural land.	+	+	+	Contamination issues on brownfield sites would have to be addressed through appropriate mitigation.
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Brownfield option increases percentage of homes built on PDL	++	++	++	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Subject to site specific consideration	?	?	?	

Potential effect of Option on Environmental Objectives: Generally positive effect on environmental objectives by avoiding potentially more environmentally sensitive greenfield locations				9+	9+	9+	
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	No specific effect as issue relates to housing	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Option would provide additional labor force by delivering housing	++	++	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	Option relates to housing not employment land – does not therefore create employment land opportunities	0	0	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	No specific effect	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	No specific effect	0	0	0	
Potential effect of Option on Economic Objectives: Impact on economic objectives other than labour supply limited due to being a housing issue				2+ 1-	2+ 1-	1+ 1-	

Option 2 – Allocate major Greenfield Urban Extension site in Princes Risborough (Park Mill Farm or North of Longwick Road)

Objective Sustainability	Indicators	Predicted Effects				Comments:	
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Sufficient housing sites identified to 2021. A greenfield allocation after 2021 would ensure continuous supply of housing	++	++	++	Either potential site under this option would result in a major over-delivery of housing against targets for the town and north of the District, raising other strategic issues.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour.	0/+	0/+	0/+	May be able to obtain developer contributions towards improving community safety.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Peripheral greenfield sites are generally more remote from services and facilities, and most people living on these sites would be more than 500m away from such facilities. Closest facilities are Community centre and Health Centre at Wades Park (in relation to Park Mill Farm), and primary school (Wellington Avenue). However more than 500m if no direct link across railway line.	+	+	-	To ensure more direct access to services and facilities, particularly in the town centre, high quality walking and cycling routes across the Aylesbury railway line would be required. Even then a number of services and facilities would be quite distant from some potential residents.
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Major greenfield extensions to the west of the town run the risk of being isolated from the rest of the town by Aylesbury railway line.	+	+	--	Significantly improved walking and cycling links across the railway line would be required to link the potential development areas to the town, although this may not fully address the issue of separation.

5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ol style="list-style-type: none"> 1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease 	Sites not in open space deficiency area. Development of either site would have to provide open space to appropriate standards. Some indoor and outdoor facilities relatively close to Park Mill Farm, but subject to securing quality links across the railway line.	+	+	0	Scope to provide/contribute towards additional facilities
Potential effect of Option on Social Objectives: Option leaves some limited uncertainty re longer term housing supply but wider community/accessibility benefits of locating development within the town				5+	5+	2+ 3-	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ol style="list-style-type: none"> 1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources 	Much of this is driven by Govt targets. However, major greenfield development may provide an opportunity for delivering more sustainable forms of development than existing standards require – eg CHP system	?	?	+	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road 	<p>Accessibility zone 4 generally.</p> <p>Peripheral greenfield urban extension sites to the west of the town are poorly located for frequent bus services. Less than hourly service within 400m of parts of the sites.</p> <p>Parts of the sites are reasonably well located for railway stations - part of Park Mill approx 800m walking distance from Princes Risborough station via route under</p>	++	++	0/-	Major improvements bus accessibility required. Improved walk/cycle links required, including high quality links across the railway line to town centre/remainder of the town. Improved links to the stations would also be necessary. Traffic impact would require further assessment.

			Banbury railway line. Nearest part of Longwick Road site is virtually adjacent to Monks Risborough station (but lower frequency service on that line). Shared cycle/pedestrian route on part of Longwick Rd.				
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	Water supply network in area unlikely to be able to support the demand anticipated from this development. Upgrade of the waste water system required. Princes Risborough sewage works currently being upgraded to ensure it meets discharge consents, but scale of development likely to require additional upgrade.	+	+	--	Major urban extension likely to trigger relocation of sewage works/need for additional capacity + require water supply and waste water network upgrades
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	Sites do not contain any designated areas. However some biodiversity interests might be affected	++	++	0	Appropriate mitigation/habitat creation required.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	Sites not in protected/designated landscape, but visible from key view points in AONB (Chiltern's escarpment). Longwick Rd site has higher intrinsic landscape value than Park Mill Farm.	+	+	-	Landscape mitigation measures required to compensate for impact – strong structural landscaping framework
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Development proposals will need to take account of impact on historic environment, notably Alscott conservation area	?	?	0	
12	Minimise waste & then re-use it through recycling or composting or recovering energy	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	No specific effects	?	?	?	

	from waste that has not been recycled or composted						
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Development of the sites would result in loss of significant best and most versatile agricultural land	+	+	--	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Development of major greenfield land will significantly reduce the proportion of development on previously developed land	++	++	--	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Not a high risk in this area – Zone 1.	?	?	++	
Potential effect of Option on Environmental Objectives: Release of greenfield land post 2021 has a detrimental effect on some environmental objectives and requires mitigation to address other issues				10+	10+	3+ 7-	
Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of Effect				
			Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	No specific effect as issue relates to housing	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Option would provide additional labor force by delivering housing	++	++	++	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	Does not create range of employment uses/opportunities	-	-	-	

19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	No specific effect	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	No specific effect	0	0	0?	
Potential effect of Option on Economic Objectives: Impact on economic objectives other than labour supply limited due to being a housing issue				2+ 1-	2+ 1-	2+ 1-	

Option 3 – Assume remainder of housing requirement comes forward as windfall development

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Sufficient housing sites identified to 2021 to meet targets for Princes Risborough. Windfall assumptions provide somewhat less certainty but is likely to still come forward	++	++	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Not site specific policy	?	?	?	

3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Windfall sites are brownfield sites within the town - they will generally have better access to services and facilities than peripheral greenfield sites	+	+	+	
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Windfall sites within the town will help to contribute towards overall community identity	+	+	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	Windfall sites within the town are likely to have better access to sports facilities and local open space	+	+	+	
Potential effect of Option on Social Objectives: Option leaves some limited uncertainty re longer term housing supply but wider community/accessibility benefits of locating development within the town				5+	5+	4+	
Objective Sustainability		Indicators	Nature of Effect	Assessment of Effect			Comments:
				Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)	
6	To reduce contributions to climate change through: a) Sustainable	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings	No specific effect.	?	?	?	

	building practices b) Maximising the potential for renewable energy & energy conservation	3. Energy use per household 4. Electricity from renewable resources					
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road	Locating development on brownfield (windfall) sites within the town will encourage use of more sustainable methods of transport	++	++	++	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	No known constraints on water supply in relation to this option.	+	+	+	Issue of capacity of sewage treatment works – currently being upgraded providing additional capacity
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	Windfall option unlikely to impact on areas of nature conservation importance	++	++	++	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	Windfall option unlikely to impact on landscape though still subject to site specific circumstances/design. Developments will need to take account of their impact on the townscape.	+	+	+	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Development proposals will need to take account of impact on historic environment – site specific issue	?	?	?	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	Site specific issue	?	?	?	

	has not been recycled or composted						
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Windfall option would avoid loss of best and most versatile agricultural land.	+	+	+	Contamination issues on brownfield sites would have to be addressed through appropriate mitigation.
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Windfall option increases percentage of homes built on PDL	++	++	++	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Subject to site specific consideration	?	?	?	
Potential effect of Option on Environmental Objectives: Generally positive effect on environmental objectives by avoiding potentially more environmentally sensitive greenfield locations				9+	9+	9+	
Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of Effect				
			Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	No specific effect as issue relates to housing	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Option would provide additional labor force by delivering housing	++	++	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	Option is related to housing not employment. Does not create employment land opportunities	0	0	0	

19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	No specific effect	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	No specific effect	0	0	0	
Potential effect of Option on Economic Objectives: Impact on economic objectives other than labour supply limited due to being a housing issue				2+ 1-	2+ 1-	1+ 1-	

Option 4 – Allocate smaller scale Greenfield site in the Green Belt (land off Poppy Lane)

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Sufficient housing sites identified to 2021. A small greenfield allocation after 2021 would contribute towards ensure meeting housing requirements up to 2026 although may not meet all shortfall.	++	++	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Not site specific option	?	?	?	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Peripheral greenfield sites are generally more remote from services and facilities, and most people living on this site would be more than 500m away from such facilities, particularly in the town centre. A pub and one or two shops on Station Road are within 500m of the Poppy Road site. Schools much more than 500m distance.	+	+	-	Improved links to the town centre would need to be secured

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	As a small urban extension this could be accommodated reasonably well within the adjoining urban area.	+	+	0	Better links to the surrounding community would still be needed.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	Southern Princes Risborough is an area of open space deficiency in terms of access to open space. Site is more than 800m walking distance from main sports facilities in the town (eg Risborough Springs + Wades Park).	+	+	-	Development of the site would have to provide open space to appropriate standards.
Potential effect of Option on Social Objectives: Option leaves some limited uncertainty re longer term housing supply but wider community/accessibility benefits of locating development within the town				5+	5+	1+ 2-	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	Much of this is driven by Govt targets. Limited opportunity for enhancement beyond targets given size of site.	?	?	0	
7	To encourage the use of sustainable methods of	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility	Accessibility zone 4. Site is within 400m of bus route	++	++	+	Further transport assessment required to assess access solutions and impact on the highway network.

	transport to reduce negative effects on the environment	<p>Zone</p> <p>4. Travel to school methods</p> <p>5. Road flow per principal road</p>	<p>providing at least half hourly service.</p> <p>Site also within approx 500m walking distance of main railway station, subject to site access arrangements.</p> <p>Vehicular access into the site not clear at present, nor related impact on road network. May require acquisition of third party land/property to secure it.</p>				Potential for more direct link to the station should be explored.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<p>1. Rivers of Good/fair quality</p> <p>2. Water leakage rates</p> <p>3. Water use & availability</p> <p>4. Water conservation</p> <p>5. Use of 'grey water'</p> <p>6. Control of effluent</p> <p>7. Incidents of water pollution</p> <p>8. Quality & quantity of groundwater</p>	No known constraints on water supply in relation to this option. Constraints on sewage treatment works capacity.	+	+	-	Issue of capacity of sewage treatment works – currently being upgraded providing additional capacity. Should resolve the issue for development of this scale.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<p>1. Area/condition of SSSIs</p> <p>2. Ancient woodlands</p>	Site does not contain any designated areas. However some vegetation and stream on site.	++	++	0	Further assessment of the site required and identification of appropriate mitigation/habitat creation.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<p>1. Annual Quality Review Programme</p> <p>2. Ha of open space</p>	Sites not in protected/designated landscape, but visible from key view points in AONB (Chiltern's escarpment) and adjoins the AONB. Site has limited intrinsic value landscape although strong treed boundary with AONB.	+	+	0	Landscape mitigation measures may be required to compensate for potential impact – subject to more detailed assessment. Strong tree boundary with AONB must be retained.
11	To conserve & where appropriate enhance the	<p>1. No. of Listed buildings lost/at risk</p> <p>2. Loss/damage to scheduled</p>	No specific impacts identified	?	?	+	

	historic environment	ancient monuments 3. % of Conservation Area Character Surveys completed						
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	No specific effects	?	?	?		
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Development of the site could result in loss of some best and most versatile agricultural land given presence of such land in the vicinity	+	+	-	Would need to be confirmed by site survey.	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Development of this greenfield land will reduce the proportion of development on previously developed land	++	++	-		
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Part of site within Zone 3.	?	?	--	Likely to limit developable area of site. Requires further investigation with Environment Agency	
Potential effect of Option on Environmental Objectives: Release of small scale greenfield site post 2021 has a detrimental effect on some environmental objectives and requires mitigation to address other issues				10+	10+	2+ 5-		
Objective Sustainability	Indicators	Predicted Effects			Comments:			
		Nature of Effect	Assessment of Effect					
			Short Term (to 2016)	Med Term (to 2021)				Long Term (post 2021)

16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	No specific effect as issue relates to housing	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Option would provide additional labor force by delivering housing	++	++	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	Site does not provide for range of employment uses	0	0	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	No specific effect	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	No specific effect	0	0	0	
Potential effect of Option on Economic Objectives: Impact on economic objectives other than labour supply limited due to being a housing issue				2+ 1-	2+ 1-	1+ 1-	

Policy B3 – Phasing of Greenfield Sites

Preferred option (as per drafted policy)

Objective Sustainability	Indicators	Predicted Effects				Comments:	
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Ensures long term delivery of housing with sufficient flexibility to enable supply to be increased in the short term if needed to address supply issues	++	++	++	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Policy not site specific enough to address this criterion	?	?	?	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Effect of the policy is to focus development onto previously developed sites first, increasing the likelihood of them being more accessible to essential services and facilities. Over time, if peripheral greenfield sites have to be released these tend to be less well related in general terms to such services and facilities	++	+	0	The detail of individual Greenfield sites and their accessibility to services and facilities is considered in separate site specific appraisals

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Focusing development onto PDL sites in the main urban areas can assist with consolidating a sense of community identity. Depending on the greenfield site and the way it is developed, their location and relationship to settlements can lead to settlement coalescence.	++	+	0	The detail of individual Greenfield sites and their impact on community identity is considered in separate site specific appraisals.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	Depends on site specifics	?	?	?	
Potential effect of Option on Social Objectives: Policy ensures delivery of housing over plan period but increased risk of peripheral Greenfield sites that may result in less accessible development with a potential adverse effect on community identity.				6+	4+	2+	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	Opportunities generally increase as a result of increased Govt targets. Potential release of Greenfield sites may increase opportunity for CHP on some sites	+	+	++	
7	To encourage the use of sustainable methods of transport to reduce negative effects on	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods	Focusing development onto PDL sites in the main urban areas can assist with securing development that facilitates use of more sustainable methods of transport.	++	+	-	The detail of individual Greenfield sites and their accessibility to services and facilities is considered in separate site specific appraisals.

	the environment	5. Road flow per principal road	Greenfield sites will vary on a site by site basis but generally are less well located to achieve this objective, and require more mitigation to address this.				
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	Site specific issue – can't be assessed in relation to this policy.	?	?	?	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	Essentially a site specific issue but likelihood of impact on areas of biodiversity importance increases with the potential release of peripheral greenfield sites	+	0	-	See site specific assessments and potential mitigation issues arising.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	Essentially a site specific issue but likelihood of impact on areas of landscape importance increases with the potential release of peripheral greenfield sites	+	0	-	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Site specific issue	?	?	?	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	Site specific issue	?	?	?	
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Release of peripheral Greenfield sites would, in some instances, result in the loss of best and most versatile agricultural land	++	0	-	
14	To improve the efficiency of land use through the re-	1. % homes build on previously developed land/ Greenfield land 2. Density of housing	Policy priorities use of PDL, with the potential for release of Greenfield later in the plan period.	++	+	-	

	use of previously developed land	3. % of commercial development on previously developed land/ Greenfield land					
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Site specific issue	?	?	?	
Potential effect of Option on Environmental Objectives: Priority to PDL development means more positive environmental impact earlier in the plan period. Releasing Greenfield sites starts to create potentially more adverse effects later on.				9+	3+	2+ 4-	
Objective Sustainability		Indicators	Predicted Effects			Comments:	
			Nature of Effect	Assessment of Effect			
Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)					
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Essentially a site specific matter, though some Greenfield release might provide an opportunity for provision of some higher value employment	0	0	+	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Policy provides for continuous of supply of housing through flexible phasing policy	++	++	++	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	A site specific issue	?	?	?	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	Site specific issue – no direct effect from policy	?	?	?	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	Site specific issue – no direct effect	?	?	?	

Potential effect of Option on Economic Objectives: Main impact is on delivering labour supply, though release of Greenfield sites may provide the opportunity for provision of some higher value employment.	2+	2+	3+	
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Policy B3 – Phasing of Greenfield Sites

Alternative Option A – No Phasing Policy

Objective Sustainability	Indicators	Predicted Effects				Comments:	
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Ensures delivery of housing but could result in significant oversupply against targets in short to medium term and relative shortage later in plan period (subject to market conditions).	++	++	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Policy not site specific enough to address this criterion	?	?	?	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education,	1. % residents within 500m of services/facilities	Generally with most housing sites being PDL there will be reasonable accessibility to services and facilities. Greenfield sites spread across the plan period will reduce that somewhat and without phasing would definitely be developed.	+	0	0	The detail of individual Greenfield sites and their accessibility to services and facilities is considered in separate site specific appraisals

	recreation & other community facilities & services						
4	Encourage a sense of community identity & welfare	<ol style="list-style-type: none"> 1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity 	Focusing development onto PDL sites in the main urban areas can assist with consolidating a sense of community identity. Depending on the greenfield site and the way it is developed, their location and relationship to settlements can lead to settlement coalescence. Greenfield sites spread across the plan period will spread any adverse effects in terms of timing	+	0	0	The detail of individual Greenfield sites and their impact on community identity is considered in separate site specific appraisals.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ol style="list-style-type: none"> 1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease 	Depends on site specifics	?	?	?	
Potential effect of Option on Social Objectives: Policy ensures delivery of housing over plan period but full release of greenfield sites may result in less accessible development with a potential adverse effect on community identity.				4+	3+	2+	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy &	<ol style="list-style-type: none"> 1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources 	Opportunities generally increase as a result of increased Govt targets. Potential release of Greenfield sites may increase opportunity for CHP on some sites	+	+	+	

	energy conservation						
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road 	Focusing development onto PDL sites in the main urban areas can assist with securing development that facilitates use of more sustainable methods of transport. Greenfield sites will vary on a site by site basis but generally are less well located to achieve this objective, and require more mitigation to address this.	0	0	0	The detail of individual Greenfield sites and their accessibility to services and facilities is considered in separate site specific appraisals.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> 1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater 	Site specific issue – can't be assessed in relation to this policy.	?	?	?	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ol style="list-style-type: none"> 1. Area/condition of SSSIs 2. Ancient woodlands 	Essentially a site specific issue but likelihood of impact on areas of biodiversity importance increases with the release of all peripheral greenfield sites	0	-	-	See site specific assessments and potential mitigation issues arising.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ol style="list-style-type: none"> 1. Annual Quality Review Programme 2. Ha of open space 	Essentially a site specific issue but likelihood of impact on areas of landscape importance increases with the inevitable release of peripheral greenfield sites	0	-	-	
11	To conserve & where appropriate enhance the historic environment	<ol style="list-style-type: none"> 1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed 	Site specific issue	?	?	?	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ol style="list-style-type: none"> 1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill 	Site specific issue	?	?	?	

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Release of all peripheral Greenfield sites would, in some instances, result in the loss of best and most versatile agricultural land, and early than if phasing in place	0	-	-	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	PDL development more mixed with release of all Greenfield sites with greater impact on the overall proportion of PDL vs greenfield	0	-	-	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Site specific issue	?	?	?	
Potential effect of Option on Environmental Objectives: Releasing all Greenfield sites creates potentially more adverse environmental impact to counterbalance the lower impact of PDL development				1+	1+ 4-	1+ 4-	
Objective Sustainability		Indicators	Predicted Effects			Comments:	
			Nature of Effect	Assessment of Effect			
Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)					
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Essentially a site specific matter, though some Greenfield release might provide an opportunity for provision of some higher value employment	0	+	+	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Policy provides for supply of housing though lack of phasing could result in supply being used up before end of plan period, subject to market conditions	++	++	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	A site specific issue	?	?	?	
19	To develop & maintain a skilled workforce to support long-term competitiveness of	1. % 15 yr olds with 5 or more GCSEs A*-C	Site specific issue – no direct effect from policy	?	?	?	

	the District						
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	Site specific issue – no direct effect	?	?	?	
Potential effect of Option on Economic Objectives: Main impact is on delivering labour supply, though release of Greenfield sites may provide the opportunity for provision of some higher value employment.				2+	3+	3+	

Policy B3 – Phasing of Greenfield Sites

Alternative Option B – Phasing Policy but with one or more sites allocated earlier than 2019.

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Ensures long term delivery of housing with sufficient flexibility to enable supply to be increased in the short term if needed to address supply issues	++	++	++	

2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Policy not site specific enough to address this criterion	?	?	?	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Effect of the policy is to focus development onto previously developed sites first, increasing the likelihood of them being more accessible to essential services and facilities. If peripheral greenfield sites have to be released (including one or two earlier) these tend to be less well related in general terms to such services and facilities	++	0	0	The detail of individual Greenfield sites and their accessibility to services and facilities is considered in separate site specific appraisals
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Focusing development onto PDL sites in the main urban areas can assist with consolidating a sense of community identity. Depending on the greenfield site and the way it is developed, their location and relationship to settlements can lead to settlement coalescence.	++	0	0	The detail of individual Greenfield sites and their impact on community identity is considered in separate site specific appraisals.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	Depends on site specifics	?	?	?	
Potential effect of Option on Social Objectives: Policy ensures delivery of housing over plan period but increased risk of peripheral Greenfield sites that may result in less accessible development with a potential adverse effect on community identity, starting in the middle phasing period rather than later on.				6+	2+	2+	
Objective Sustainability	Indicators			Comments:			
		Nature of Effect	Assessment of Effect				

				Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ol style="list-style-type: none"> No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating Improvement in energy efficiency of dwellings Energy use per household Electricity from renewable resources 	Opportunities generally increase as a result of increased Govt targets. Potential release of Greenfield sites may increase opportunity for CHP on some sites	+	++	++	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> Annual NO2 outputs Modal split Development by Accessibility Zone Travel to school methods Road flow per principal road 	Focusing development onto PDL sites in the main urban areas can assist with securing development that facilitates use of more sustainable methods of transport. Greenfield sites will vary on a site by site basis but generally are less well located to achieve this objective, and require more mitigation to address this.	++	0	-	The detail of individual Greenfield sites and their accessibility to services and facilities is considered in separate site specific appraisals.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> Rivers of Good/fair quality Water leakage rates Water use & availability Water conservation Use of 'grey water' Control of effluent Incidents of water pollution Quality & quantity of groundwater 	Site specific issue – can't be assessed in relation to this policy.	?	?	?	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ol style="list-style-type: none"> Area/condition of SSSIs Ancient woodlands 	Essentially a site specific issue but likelihood of impact on areas of biodiversity importance increases with the release of peripheral greenfield sites	+	-	-	See site specific assessments and potential mitigation issues arising.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated	<ol style="list-style-type: none"> Annual Quality Review Programme Ha of open space 	Essentially a site specific issue but likelihood of impact on areas of landscape importance increases with the potential release of peripheral greenfield sites	+	-	-	

	importance						
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Site specific issue	?	?	?	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	Site specific issue	?	?	?	
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Release of peripheral Greenfield sites would, in some instances, result in the loss of best and most versatile agricultural land	++	-	-	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Policy priorities use of PDL, with the potential for release of Greenfield later in the plan period.	++	0	-	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Site specific issue	?	?	?	
Potential effect of Option on Environmental Objectives: Priority to PDL development means more positive environmental impact earlier in the plan period. Releasing Greenfield sites starts to create potentially more adverse effects later on from the middle phasing period onwards.				9+	2+ 3-	2+ 5-	
Objective Sustainability		Indicators	Predicted Effects			Comments:	
			Nature of Effect	Assessment of Effect			
Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)					
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Essentially a site specific matter, though some Greenfield release might provide an opportunity for provision of some higher value	0	+	+	

			employment				
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Policy provides for continuous of supply of housing through flexible phasing policy	++	++	++	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	A site specific issue	?	?	?	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	Site specific issue – no direct effect from policy	?	?	?	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	Site specific issue – no direct effect	?	?	?	
Potential effect of Option on Economic Objectives: Main impact is on delivering labour supply, though release of Greenfield sites may provide the opportunity for provision of some higher value employment.				2+	3+	3+	

Policy B4 – The Principles of Housing Development

Objective Sustainability		Indicators	Predicted Effects			Comments:	
			Nature of Effect	Assessment of effect			
				Short term (to 2016)	Med term (to 2021)		Long term (post 2021)
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Provides a positive framework for the delivery of housing in the District.	++	++	++	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Policy to general to be able to assess this.	?	?	?	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Focuses most development into the main settlements of the District – those where there is best access to services and facilities	++	++	++	
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Policy concentrates development into the main settlements of the District, adding to existing communities.	+	+	+	

5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	Needs to be assessed on a site by site basis	?	?	?	
Potential effect of Option on Social Objectives: Policy facilitates housing delivery in locations beneficial in terms of accessibility and community identity.				5+	5+	5+	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	Mainly driven by Government targets, but allocation of sites as facilitated for by this policy may enable enhanced opportunities for sustainable building through site specific policies	+	+	+	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road	Location of development concentrated in the main urban areas assists in encouraging use of sustainable methods of transport	++	++	++	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	Site specific issue	?	?	?	

9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	Essentially a site specific issue, although focus on PDL sites within main settlements means potentially less pressure on areas of biodiversity importance	+	+	+	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	Essentially a site specific issue, although focus on PDL sites within main settlements means potentially less pressure on areas of landscape importance. Impact on townscape would need to be taken into account carefully. Policy seeks high quality design	0	0	0	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Essentially a site specific issue. Development focus within settlements would need to take careful account of historic environment. Policy seeks high quality design	+	+	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	Site specific issue.	?	?	?	
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Essentially a site specific issue, although focus on PDL sites within main settlements means potentially less pressure on areas of best and most versatile agricultural land. Areas of contaminated land would need to be carefully mitigated	+	+	+	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Emphasis is on use of PDL land within settlements, although allocations could be greenfield	+	+	+	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Site specific issue	?	?	?	

Potential effect of Option on Environmental Objectives: Generally positive effect on environmental objectives through focusing development onto PDL sites within main settlements and through seeking to secure quality development.				8+	8+	8+		
Objective Sustainability	Indicators	Predicted Effects			Assessment of Effect			Comments:
		Nature of Effect	Short Term (to 2016)	Med Term (to 2021)				
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	No specific effect as policy relates to housing mainly	?	?	?		
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Policy facilitates housing delivery thereby contributing to labour supply	++	++	++		
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	No specific effect as policy relates to housing mainly	?	?	?		
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	No specific effect as policy relates to housing mainly	?	?	?		
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	No specific effect as policy relates to housing mainly	?	?	?		
Potential effect of Option on Economic Objectives: Limited impact on economic objectives other than facilitating housing delivery and hence contributing to labour supply				2+	2+	2+		

Policy B4 – The Principle of Housing Development

Alternative option – only allowed housing on allocated sites within the defined settlements

Objective Sustainability	Indicators	Predicted Effects				Comments:	
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Would not deliver sufficient housing on its own.	-	-	-	Could result in appeals to release more housing land, potentially more greenfield land or employment land.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Policy to general to be able to assess this.	?	?	?	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Still likely to focus most development into the main settlements of the District – those where there is best access to services and facilities, but to a lesser degree if relying solely on allocations	+	+	+	

4	Encourage a sense of community identity & welfare	<ol style="list-style-type: none"> 1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity 	Policy concentrates development into the main settlements of the District, adding to existing communities, but to a lesser degree if relying on allocations, and could result in more greenfield release on periphery.	0	0	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ol style="list-style-type: none"> 1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease 	Needs to be assessed on a site by site basis	?	?	?	
Potential effect of Option on Social Objectives: Approach would mean less certainty of meeting housing requirements resulting in planning by appeal which would potentially undermine other social objectives.				1+ 1-	1+ 1-	1+ 1-	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ol style="list-style-type: none"> 1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources 	Mainly driven by Government targets, but allocation of sites as facilitated for by this policy may enable enhanced opportunities for sustainable building through site specific policies	+	+	+	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road 	Location of allocations concentrated in the main urban areas assists in encouraging use of sustainable methods of transport. However risk of more greenfield release on appeal due to insufficient housing supply in locations less favourable for	0	0	0	

			sustainable transport				
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> 1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater 	Site specific issue	?	?	?	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ol style="list-style-type: none"> 1. Area/condition of SSSIs 2. Ancient woodlands 	Essentially a site specific issue, although as above, greater risk of greenfield release with potential biodiversity impacts	0	0	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ol style="list-style-type: none"> 1. Annual Quality Review Programme 2. Ha of open space 	Essentially a site specific issue, although potential risk of greater greenfield release with potential impact on landscape	-	-	-	
11	To conserve & where appropriate enhance the historic environment	<ol style="list-style-type: none"> 1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed 	Essentially a site specific issue. Development focus within settlements would need to take careful account of historic environment. Policy seeks high quality design	+	+	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ol style="list-style-type: none"> 1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill 	Site specific issue.	?	?	?	
13	To conserve soil resources & quality	<ol style="list-style-type: none"> 1. Areas of contaminated land. 2. Loss of agricultural land 	Essentially a site specific issue, although greater risk of greenfield release could result in more loss of best and most versatile agricultural land	-	-	-	
14	To improve the efficiency of land use through the re-use of previously	<ol style="list-style-type: none"> 1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on 	Despite PDL allocations, risk of additional greenfield release by relying solely on allocations, thereby reducing the proportion of PDL	0	0	0	

	developed land	previously developed land/ Greenfield land	development				
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Site specific issue	?	?	?	
Potential effect of Option on Environmental Objectives: Although allocations are likely to still focus on PDL land, the reliance purely on allocations could mean housing targets are not met and additional greenfield with its associated potential adverse environmental impacts is required..				2+ 2-	2+ 2-	2+ 2-	
Objective Sustainability		Indicators	Predicted Effects			Comments:	
			Nature of Effect	Assessment of Effect			
				Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)	
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	No specific effect as policy relates to housing mainly	?	?	?	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Policy facilitates housing delivery thereby contributing to labour supply but relying solely on allocations means that housing targets may not be fully met.	0	0	0	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	No specific effect as policy relates to housing mainly	?	?	?	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	No specific effect as policy relates to housing mainly	?	?	?	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	Failure to meet housing targets could mean pressure to release employment land that has a potential to provide a continued economic role.	-	-	-	

Potential effect of Option on Economic Objectives: Limited impact on economic objectives other than facilitating some contribution to labour supply, but potential housing shortfall could result in pressure to release inappropriate employment land	1-	1-	1-	
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Safeguarding of the former Bourne End to High Wycombe railway alignment

Option 1 – Any form of public transport up to and including heavy rail

Objective Sustainability	Indicators	Predicted Effects				Comments:	
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Creation of public transport corridor will improve accessibility to services and facilities for residents living along or in proximity to corridor.	0	++	++	If heavy rail is implemented it is considered that it would not be implemented in the short term due to project set up, finance and delivery of such a large piece of infrastructure.

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Social Objectives:				0	2x+	2x+	The creation of a public transport corridor will greatly improve access to services and facilities for residents in this area.
Overall limited positive impact on achieving social objectives							
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
7	To encourage the use of sustainable methods of transport to reduce	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone	Development of a public transport corridor would provide opportunities for sustainable methods of transport and provide	0	++	++	If heavy rail is implemented it is considered that it would not be implemented in the short term due to project set up, finance and delivery of such a large piece of infrastructure.

	negative effects on the environment	4. Travel to school methods 5. Road flow per principal road	an alternative to travelling by private car along the A40 route.				
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	The route of the former railway runs alongside Ancient Woodland and a local wildlife site (Fennell's Wood). The introduction of heavy rail would impact on this site. Clearance of the corridor to implement heavy rail would result in the loss of existing flora and fauna.	-	-	-	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	The route of the former railway runs alongside a Local Landscape Area. The introduction of heavy rail would impact on this landscape and would involve significant clearance.	-	-	-	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Insignificant Impact	0	0	0	No listed buildings lost.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

	composted						
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Limited impact	0	0	0	Small section of Agricultural Land and 2 would be lost at Bourne End
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	The former alignment of the railway line already exists although some development has taken place in close proximity to the alignment.	0	0	0	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Insignificant effect	0	0	0	Alignment within Floodzone 1. No risk from other sources identified.
Potential effect of Option on Environmental Objectives:							
Impact of provision of railway line would be negative against environmental objectives but provision of sustainable modes of transport would be positive. Overall balanced impact.				2x-	2x- 2x+	2x- 2x+	
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District		0	0	+	Provision of part of public transport link from High Wycombe to Thames Valley (Maidenhead) may encourage employers/businesses to locate in High Wycombe
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
18	To encourage a diverse economy including a vibrant	1. Diversity of economy 2. % jobs in tourism sector		0	0	+	The creation of a new public transport to and from High Wycombe may encourage visitors to the area.

	& sustainable tourism sector						
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives:							
Overall positive impact on economic objectives.				0	0	2x+	

Option 2 – Forms of public transport that can be considered less intrusive, such as busway, light rail or ultra-light rail system

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)		Long term (post 2021)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Creation of public transport corridor will improve accessibility to services and facilities for residents living along or in proximity to corridor.	++	++	++	The phasing of the delivery of a public transport service along this corridor will be determined by the level of infrastructure and levels of site works required.

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Social Objectives: Positive impact on social objectives through enhancing accessibility of services.				2x+	2x+	2x+	The creation of a public transport corridor will greatly improve access to services and facilities for residents in this area.
Objective Sustainability		Indicators	Nature of Effect	Assessment of Effect			Comments:
				Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
7	To encourage the use of sustainable methods of transport to reduce	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone	Development of a public transport corridor would provide opportunities for sustainable methods of transport and provide	++	++	++	The phasing of the delivery of a public transport service along this corridor will be determined by the level of infrastructure and levels of site works required.

	negative effects on the environment	4. Travel to school methods 5. Road flow per principal road	an alternative to travelling by private car along the A40 route.				
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	The route of the former railway runs alongside Ancient Woodland and a local wildlife site (Fennell's Wood). The introduction of light or ultra-light rail or a bus-way would impact on this site. Clearance of the corridor to implement public transport would result in the loss of existing flora and fauna.	-	-	-	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	The route of the former railway runs alongside a Local Landscape Area. The introduction of light or ultra-light rail and a busway would impact on this landscape and would involve significant clearance.	-	-	-	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Insignificant Impact	0	0	0	No listed buildings lost.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

	composted						
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Limited impact	0	0	0	Small section of Agricultural Land and 2 would be lost at Bourne End
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	The former alignment of the railway line already exists although some development has taken place in close proximity to the alignment.	0	0	0	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Insignificant effect	0	0	0	Alignment within Floodzone 1. No risk from other sources identified.
Potential effect of Option on Environmental Objectives:							
Impact of provision of infrastucture would be negative against environmental objectives but provision of sustainable modes of transport would be positive. Overall balanced impact.				2x- 2x+	2x- 2x+	2x- 2x+	
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District		0	0	+	Provision of part of public transport link from High Wycombe to Thames Valley (Maidenhead) may encourage employers/businesses to locate in High Wycombe
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
18	To encourage a diverse economy including a vibrant	1. Diversity of economy 2. % jobs in tourism sector		0	0	+	The creation of a new public transport to and from High Wycombe may encourage visitors to the area.

	& sustainable tourism sector						
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives:							
Overall positive impact on economic objectives.				0	0	2x+	

Option 3 – Walking and Cycling Route Only

Objective Sustainability		Indicators	Predicted Effects				Comments:
			Nature of Effect	Assessment of effect			
				Short term (to 2016)	Med term (to 2021)	Long term (post 2021)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Development of a walking & cycling route will improve opportunities for residents living along or in proximity to the corridor to access services and facilities. Level of impact will depend on how far these opportunities for walking and cycling are taken up by residents.	+	+	+	

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Social Objectives:							
Positive impact on achieving social objectives.				1x+	1x+	1x+	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
7	To encourage the use of sustainable methods of transport to reduce	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone	Development of a walking & cycling corridor would provide opportunities for sustainable methods of transport on a vehicle-	+	+	+	

	negative effects on the environment	4. Travel to school methods 5. Road flow per principal road	free route and provide an alternative to travelling by private car along the A40 route.				
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	The route of the former railway runs alongside Ancient Woodland and a local wildlife site (Fennell's Wood). A walking and cycling route would have limited impact on this landscape and would result in more people being able to experience the landscape. The introduction of a walking and cycling route would require only limited clearance of the existing corridor.	+	+	+	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	The route of the former railway runs alongside a Local Landscape Area. A walking and cycling route would have limited impact on this landscape and would result in more people being able to experience the landscape. The introduction of a walking and cycling route would require only limited clearance of the existing corridor.	+	+	+	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Insignificant Impact	0	0	0	No listed buildings lost.
12	Minimise waste & then re-use it through recycling	1. % of household waste recycled, composted, used for energy recovery	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

	or composting or recovering energy from waste that has not been recycled or composted	2. % of demolition/ construction waste to landfill					
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Limited impact	0	0	0	Small section of Agricultural Land and 2 would be lost at Bourne End but impact would be limited if only walking & cycling route.
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	The former alignment of the railway line already exists although some development has taken place in close proximity to the alignment.	0	0	0	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Insignificant effect	0	0	0	Alignment within Floodzone 1. No risk from other sources identified.
Potential effect of Option on Environmental Objectives:							
Positive impact on achieving environmental objectives				3x+	3x+	3x+	
Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of Effect				
			Short Term (to 2011)	Medium Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Limited impact on improving connectivity and therefore attractiveness of High Wycombe due to local nature of walking & cycling network.	0	0	0	
17	To achieve a broad balance in the growth of housing, population &	1. Jobs: labour force	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

	employment						
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives:							
No impact on economic objectives				0	0	0	

Option 4 – Cease to protect the former railway alignment for any potential transport reuse

Objective Sustainability		Indicators	Predicted Effects				Comments:
			Nature of Effect	Assessment of effect			
				Short term (to 2016)	Med term (to 2021)	Long term (post 2021)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Land could become available for development.	+	+	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Removal of protection would remove opportunity for a public transport or walking & cycling corridor to be developed.	-	-	-	

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Social Objectives:				1x+	1x+	1x+	
Would allow opportunity for residential development but would not have positive impact on other social objectives.				1x-	1x-	1x-	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	The policy is unlikely to have a significant impact upon the objectives.	+	+	+	If protection is removed and land is developed then dwellings should be built in line with sustainable construction policies.
7	To encourage the use of sustainable methods of transport to reduce	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone	Removal of protection would remove opportunity for a public transport or walking & cycling corridor to be developed.	-	-	-	

	negative effects on the environment	4. Travel to school methods 5. Road flow per principal road					
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	The route of the former railway runs alongside Ancient Woodland and a local wildlife site (Fennell's Wood). Removal of protection would remove possibility of public transport corridor impacting on this landscape. However land may come forward for development which may have adverse impact on landscape.	0	0	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	The route of the former railway runs alongside a Local Landscape Area. Removal of protection would remove possibility of public transport corridor impacting on this landscape. However land may come forward for development which may have adverse impact on landscape.	0	0	0	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to s cheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Insignificant Impact	0	0	0	No listed buildings lost.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

	recycled or composted						
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Limited impact	0	0	0	Small section of Agricultural Land and 2 at Bourne End. Would remain but could be lost if other development is allowed.
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Insignificant effect	0	0	0	Alignment within Floodzone 1. No risk from other sources identified.
Potential effect of Option on Environmental Objectives:				1X-	1X-	1X-	
Overall negative impact on environmental objectives.				1X+	1X+	1X+	
Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
18	To encourage a diverse economy including a vibrant & sustainable	1. Diversity of economy 2. % jobs in tourism sector	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

	tourism sector						
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives:							
No impact on economic objectives.				0	0	0	

Policy B5: Town Centre Boundary

Extended Town Centre Boundary (to include Wycombe General Hospital and extending westwards to Desborough Avenue)

Objective Sustainability	Indicators	Predicted Effects				Comments:	
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Option would have no impact on affordable housing provision Option would have no impact on overall housing provision	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	By encouraging appropriate mixed-use developments, option is likely to lead to a positive or at least neutral impact.	+/0	+/0	+/0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community	1. % residents within 500m of services/facilities	N/a	0	0	0	

	facilities & services						
4	Encourage a sense of community identity & welfare	<ul style="list-style-type: none"> 1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity 	Option would encourage further town centre development thereby consolidate existing settlements. Option would benefit Super Output Areas of social deprivation – especially the Desborough area adjoining the proposed new town centre boundary - by generating economic growth through town centre developments.	+	+	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> 1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease 	No effect on open space deficiency – new developments would still be expected to contribute either on-site or off-site to open space. Existing green space would continue to be protected under separate policies.	0	0	0	
Potential effect of Option on Social Objectives:				+	+	+	
Option would enable the development of appropriate town centre uses as defined by PPS6, in a wider range of locations in the town centre, assisting the regeneration of those – and adjacent – communities.							
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Medium Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable	<ul style="list-style-type: none"> 1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 	All new developments within this extended boundary would be expected to comply with Policy A16 on Sustainable Construction and South East Plan Policy	+	+	++	

	building practices b) Maximising the potential for renewable energy & energy conservation	3. Energy use per household 4. Electricity from renewable resources	NRM11 on Energy Efficiency/Renewable Energy.				
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road	N/a				
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	N/a				
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	N/a				
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	N/a				
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Site not in or adjoining designated site or area	0	0	0	

12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	N/a				
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	N/a				
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	N/a				
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	N/a				
Potential effect of Option on Environmental Objectives:							
No direct negative impacts and option could create climate for wider range of developments which utilise latest sustainable construction techniques.				+	+	+	
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2011)	Medium Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Option could create opportunity for higher value employment activities from appropriate town centre developments.	+	+	+	
17	To achieve a broad balance in	1. Jobs: labour force	Option would have no direct impact on the labour force	0	0	0	

	the growth of housing, population & employment						
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	No direct impact on range of employment uses and sizes. Option could result in the provision of facilities encouraging tourism, eg appropriate town centre uses such as hotels.	+	+	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	N/a				
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	N/a				
Potential effect of Option on Economic Objectives:							
Option could have a positive impact by creating the framework to enable a wider range of developments to come forward which would assist the local economy.				+	+	+	

Policy B7: District Centres

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Option would have no impact on affordable housing provision Option would have no impact on overall housing provision	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	By encouraging appropriate balance of uses in the district centres, option is likely to lead to a positive or at least neutral impact.	0/+	0/+	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	N/a	0	0	0	

4	Encourage a sense of community identity & welfare	<ol style="list-style-type: none"> 1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity 	Option would encourage further district centre development thereby consolidate existing settlements.	+	+	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ol style="list-style-type: none"> 1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease 	<p>No effect on open space deficiency.</p> <p>New developments would still be expected to contribute either on-site or off-site to open space.</p> <p>Existing green space would continue to be protected under separate policies</p>	0	0	0	
Potential effect of Option on Social Objectives:				+	+	+	
Option would enable the development of appropriate uses for the district centres including an appropriate proportion of retail developments and supporting non-retail uses. This would assist in maintaining the vitality and viability of the district centres.							
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Medium Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ol style="list-style-type: none"> 1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources 	All new developments in the secondary shopping frontage zones would be expected to comply with Policy A16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy.	+	+	++	
7	To encourage the use of sustainable methods of	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility 	N/a				

	transport to reduce negative effects on the environment	<p>Zone</p> <p>4. Travel to school methods</p> <p>5. Road flow per principal road</p>					
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<p>1. Rivers of Good/fair quality</p> <p>2. Water leakage rates</p> <p>3. Water use & availability</p> <p>4. Water conservation</p> <p>5. Use of 'grey water'</p> <p>6. Control of effluent</p> <p>7. Incidents of water pollution</p> <p>8. Quality & quantity of groundwater</p>	N/a				
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<p>1. Area/condition of SSSIs</p> <p>2. Ancient woodlands</p>	N/a				
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<p>1. Annual Quality Review Programme</p> <p>2. Ha of open space</p>	N/a				
11	To conserve & where appropriate enhance the historic environment	<p>1. No. of Listed buildings lost/at risk</p> <p>2. Loss/damage to scheduled ancient monuments</p> <p>3. % of Conservation Area Character Surveys completed</p>	Where development is in or adjacent to conservation areas, protection and enhancement would be required. No listed buildings are located in any of the District Centres.	0	0/+	0/+	Flackwell Heath District Centre adjoins The Common Flackwell Heath Conservation Area. Bourne End District Centre is near Abbotsbrook Conservation Area
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<p>1. % of household waste recycled, composted, used for energy recovery</p> <p>2. % of demolition/ construction waste to landfill</p>	N/a				

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	N/a				
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	N/a				
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	N/a				
Potential effect of Option on Environmental Objectives:							
No direct negative impacts and option could create climate for wider range of developments which utilise latest sustainable construction techniques.				+	+	+	
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	By creating an appropriate level of flexibility on changes of use, option could create opportunity for higher value employment activities from appropriate town centre developments.	+	+	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Option would have no direct impact on the labour force	0	0	0	
18	To encourage a diverse economy including a vibrant & sustainable	1. Diversity of economy 2. % jobs in tourism sector	No direct impact on range of employment uses and sizes. Option could result in the provision of facilities encouraging tourism,	+	+	+	

	tourism sector		eg shops and supporting non-retail uses such as A3 and A4 uses.				
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	N/a				
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	N/a				
Potential effect of Option on Economic Objectives:							
Option could have a positive impact by creating the framework to enable a wider range of developments to come forward which would assist the local economy.				+	+	+	

Policy B9: Green Networks and Infrastructure (Preferred Option)

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (2016 to 2021)		Long term (up to 2026)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	<ul style="list-style-type: none"> The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	<ul style="list-style-type: none"> The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	<ul style="list-style-type: none"> Policy protects open spaces and seeks to improve accessibility to, and quality of open space. 	+	+	+	

4	Encourage a sense of community identity & welfare	<ol style="list-style-type: none"> 1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity 	<ul style="list-style-type: none"> • Better accessibility and linkages may impact on community use of such spaces. May improve feelings of being in a quality environment. 	+	+	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ol style="list-style-type: none"> 1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease 	<ul style="list-style-type: none"> • Improved access and ability to move between spaces via walking or cycling will have a positive impact upon health. 	+	+	+	
Potential effect of Option on Social Objectives:							
The policy will be promoting the retention of existing open spaces and improvements to the management of those spaces, thus improving health and providing a better quality of life for local residents.				3x+	3x+	3x+	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ol style="list-style-type: none"> 1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources 	<ul style="list-style-type: none"> • The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	
7	To encourage the use of sustainable methods of	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Model split 3. Development by Accessibility 	<ul style="list-style-type: none"> • Policy seeks to facilitate cycling and walking where new open space is created 	+	+	+	

	transport to reduce negative effects on the environment	Zone 4. Travel to school methods 5. Road flow per principal road					
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	• The policy seeks to protect areas of nature conservation importance and facilitate wildlife movement along green corridors. It seeks to improve conditions within the network for biodiversity.	++	++	++	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	• The policy aims to protect and maintain areas of landscape value	++	++	++	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	• Maintaining existing open space will ensure that historic environments are maintained	+	+	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	• Protection of open spaces is likely to have a positive impact with regard to maintaining quality of agricultural land.	++	++	++	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	• Positive impact encouraging use of PDL	+	+	+	By conserving areas of open space this policy may focus development upon potential brownfield sites and the existing urban centres, although the extent to which this will occur is likely to depend on other policies.
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	• Retention of green spaces that might otherwise be developed means protection of areas for water to permeate and dissipate. Potential to reduce overland flow and run-off.	+	+	+	
Potential effect of Option on Environmental Objectives:				10x+	10x+	10x+	The policy has a positive impact upon environmental objectives by avoiding loss of natural settings/landscapes and retaining open space and green infrastructure.
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
18	To encourage a diverse economy including a vibrant & sustainable	1. Diversity of economy 2. % jobs in tourism sector	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	Conservation and enhancement of open spaces and their biodiversity may have a positive effect on tourism, e.g. Hughenden Park.

	tourism sector						
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives: The policy is unlikely to have a significant direct impact upon the objectives, although maintaining open spaces may have a positive effect on tourism and enhances the general environment of the District.				0	0	0	

Policy B9: Green Networks and Infrastructure

(Alternative Option – no policy)

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (2016 to 2021)		Long term (up to 2026)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	<ol style="list-style-type: none"> 1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register 	• Continue as before – no impact.	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	<ol style="list-style-type: none"> 1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints 	• Continue as before – no impact.	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ol style="list-style-type: none"> 1. % residents within 500m of services/facilities 	• Continue as before – no impact.	0	0	0	Unlikely to be an improvement to access or co-ordinated strategy to enhance biodiversity.

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	• Continue as before – no impact.	0	0	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	• Continue as before – no impact.	0	0	0	
Potential effect of Option on Social Objectives:				0	0	0	With no policy to promote the retention of existing open spaces and improvements to the management of those spaces, there is less potential to improve health and provide a better quality of life for local residents.
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	• Continue as before – no impact.	0	0	0	
7	To encourage the use of sustainable methods of transport to reduce negative effects on	1. Annual NO2 outputs 2. Model split 3. Development by Accessibility Zone 4. Travel to school methods	• Continue as before – no impact.	0	0	0	

	the environment	5. Road flow per principal road					
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> 1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater 	<ul style="list-style-type: none"> • Continue as before – no impact. 	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ol style="list-style-type: none"> 1. Area/condition of SSSIs 2. Ancient woodlands 	<ul style="list-style-type: none"> • Without the policy lack of a co-ordinated approach in policy to preserve and enhance biodiversity within the WDF. Reduced potential to improve movement between existing spaces. No creation and protection of green corridors. 	-	-	-	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ol style="list-style-type: none"> 1. Annual Quality Review Programme 2. Ha of open space 	<ul style="list-style-type: none"> • Without the policy lack of a co-ordinated approach in policy to preserve and enhance the network aspect of green spaces within the WDF. 	-	-	-	
11	To conserve & where appropriate enhance the historic environment	<ol style="list-style-type: none"> 1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed 	<ul style="list-style-type: none"> • Continue as before. 	0	0	0	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or	<ol style="list-style-type: none"> 1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill 	<ul style="list-style-type: none"> • Continue as before – no impact. 	0	0	0	

	composted						
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	• potential for loss of currently unprotected areas of land.	-	-	-	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Potential for currently unprotected corridors and green spaces to be developed.	-	-	-	Potential for currently unprotected corridors and green spaces to be developed.
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	• Loss of green space and increase in development could increase potential for overland flow and run-off.	-	-	-	
Potential effect of Option on Environmental Objectives:				5x-	5x-	5x-	There is a negative impact upon environmental objectives without policy B9 Green Networks and Green infrastructure.
Objective Sustainability		Indicators	Predicted Effects			Comments:	
			Nature of Effect	Assessment of Effect			
				Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)	
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	• Lack of policy is unlikely to have a significant impact upon the objectives.	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	• Lack of policy is unlikely to have a significant impact upon the objectives.	0	0	0	
18	To encourage a diverse economy including a vibrant & sustainable	1. Diversity of economy 2. % jobs in tourism sector	• Lack of policy is unlikely to have a significant impact upon the objectives.	0	0	0	Could result in missed opportunities to enhance open spaces and their biodiversity. No potential for a positive effect on tourism.

	tourism sector						
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	• Lack of policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	• Lack of policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives:				0	0	0	Lack of this policy is unlikely to have a significant direct impact upon the objectives, although maintaining open spaces may have a positive effect on tourism and enhances the general environment of the District – this opportunity would therefore be missed.

Policy B10: Green Spaces

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (2016 to 2021)		Long term (up to 2026)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	• Policy protects open spaces and seeks to improve accessibility to new open space	+	+	+	
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	• Certain types of open space may encourage community interaction and integration.	+	+	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	• The policy promotes an environment where great emphasis is placed upon the need for quality open spaces and landscapes that are conducive to a better quality of life for local residents.	+	+	+	
Potential effect of Option on Social Objectives:				3x+	3x+	3x+	The policy will be promoting an environment where great emphasis is placed upon the need for quality open spaces and landscapes that are conducive to improving health and providing a better quality of life for local residents.
Objective		Indicators					Comments:

Sustainability		Nature of Effect	Assessment of Effect			
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ol style="list-style-type: none"> No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating Improvement in energy efficiency of dwellings Energy use per household Electricity from renewable resources 	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> Annual NO2 outputs Modal split Development by Accessibility Zone Travel to school methods Road flow per principal road 	• Policy seeks to facilitate cycling and walking where new open space is created	+	+	+
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> Rivers of Good/fair quality Water leakage rates Water use & availability Water conservation Use of 'grey water' Control of effluent Incidents of water pollution Quality & quantity of groundwater 	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ol style="list-style-type: none"> Area/condition of SSSIs Ancient woodlands 	• The policy seeks to protect areas of nature conservation importance and facilitate wildlife movement along green corridors	++	++	++
10	To protect & enhance the landscape & townscape character of the District & in	<ol style="list-style-type: none"> Annual Quality Review Programme Ha of open space 	• The policy aims to protect and maintain areas of landscape value	++	++	++

	particular, those areas of designated importance						
11	To conserve & where appropriate enhance the historic environment	<ol style="list-style-type: none"> No. of Listed buildings lost/at risk Loss/damage to scheduled ancient monuments % of Conservation Area Character Surveys completed 	<ul style="list-style-type: none"> Maintaining existing open space will ensure that historic environments are maintained 	+	+	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ol style="list-style-type: none"> % of household waste recycled, composted, used for energy recovery % of demolition/ construction waste to landfill 	<ul style="list-style-type: none"> The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	
13	To conserve soil resources & quality	<ol style="list-style-type: none"> Areas of contaminated land. Loss of agricultural land 	<ul style="list-style-type: none"> Protection of open spaces and natural landscapes is likely to have a positive impact with regard to maintaining quality of agricultural land. 	++	++	++	
14	To improve the efficiency of land use through the re-use of previously developed land	<ol style="list-style-type: none"> % homes build on previously developed land/ Greenfield land Density of housing % of commercial development on previously developed land/ Greenfield land 	<ul style="list-style-type: none"> Protection of Green Space will encourage the use of previously developed land. 	+	+	+	By conserving areas of open space this policy may focus development upon potential brownfield sites and the existing urban centres, although the extent to which this will occur is likely to depend on other policies.
15	To minimise the risk of flooding (in relation to both new & existing development)	<ol style="list-style-type: none"> Development in Flood Zones 2 & 3 Properties effected by fluvial floods Frequency of Fluvial floods 	<ul style="list-style-type: none"> Retention of green spaces that might otherwise be developed means protection of areas for water to permeate and dissipate. Potential to reduce overland flow and run-off. 	+	+	+	
Potential effect of Option on Environmental Objectives:				10x+	10x+	10x+	The policy has a positive impact upon environmental objectives by avoiding loss of natural settings/landscapes and retaining open space and green infrastructure.
Objective		Indicators	Predicted Effects				Comments:

Sustainability		Nature of Effect	Assessment of Effect				
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	Conservation and enhancement of open spaces may have a positive effect on tourism, e.g. Hughenden Park.
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives:				0	0	0	The policy is unlikely to have a significant direct impact upon the objectives, although maintaining open spaces may have a positive effect on tourism.

Policy B11: Sites and Species of National and International Importance

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (2016 to 2021)		Long term (up to 2026)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	<ul style="list-style-type: none"> The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	<ul style="list-style-type: none"> The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	<ul style="list-style-type: none"> Policy protects sites and species of ecological importance, in turn this will result this will result in the protection of many open spaces 	+	+	+	

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	Though the policy protects sites and species of ecological importance, in turn this will result this will result in the protection of many open spaces used for exercise.
Potential effect of Option on Social Objectives:				1x+	1x+	1x+	The policy will be promoting the conservation and enhancement of sites and habitats many of which are used by the community.
Objective Sustainability		Indicators	Nature of Effect	Assessment of Effect			Comments:
				Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
7	To encourage the use of sustainable methods of transport to reduce	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

	negative effects on the environment	4. Travel to school methods 5. Road flow per principal road					
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	• The policy seeks to protect areas of nature conservation importance and where possible enhance the site or habitat.	++	++	++	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	• A byproduct of the protection of areas of nature conservation importance will be the conservation and enhancement of spaces which are key to the landscape character(s) of the District.	++	++	++	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	A byproduct of the protection of areas of nature conservation importance will be the conservation of the historic environment.	+	+	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	• Areas of farmland which are not intensively farmed may fall under the national or international designations which this policy seeks to protect.	+	+	+	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	By conserving areas of nature conservation this policy may focus development upon potential brownfield sites and the existing urban centres, although the extent to which this will occur is likely to depend on other policies. This policy, in some cases, does allow for development to occur where compensation can be secured.
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Environmental Objectives:				6x+	6x+	6x+	This policy has a positive impact on environmental objectives by avoiding loss of natural settings/landscapes and retaining open space and green infrastructure.
Objective Sustainability		Indicators	Predicted Effects			Comments:	
			Nature of Effect	Assessment of Effect			
				Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)	
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
18	To encourage a diverse economy	1. Diversity of economy 2. % jobs in tourism sector	• The policy is unlikely to have a significant impact upon the	0	0	0	Conservation and enhancement of nature conservation areas may have a positive effect on tourism, e.g. Chiltern

	including a vibrant & sustainable tourism sector		objectives.				Beechwoods.
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives:				0	0	0	Conservation and enhancement of nature conservation areas may have a positive effect on tourism, e.g. Chiltern Beechwoods.

Policy B12: Sites of Local and Regional Importance (Preferred Option)

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (2016 to 2021)		Long term (up to 2026)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	• Policy protects sites and species of ecological importance, in turn this will result this will result in the protection of many open spaces	+	+	+	
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	Though the policy protects sites and species of ecological importance, in turn this will result this will result in the protection of many open spaces used for exercise.
Potential effect of Option on Social Objectives:				1x+	1x+	1x+	The policy will be promoting the conservation and enhancement of sites and habitats many of which are used by the community.
Objective		Indicators					Comments:

Sustainability		Nature of Effect	Assessment of Effect				
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	• The policy seeks to protect areas of nature conservation importance and where possible enhance the site or habitat.	++	++	++	Policy will ensure a strategy for development which impacts upon local and regional sites to be assessed and impacts minimized. Where need mitigation and compensation shall also be secured.
10	To protect & enhance the landscape & townscape character of the District & in	1. Annual Quality Review Programme 2. Ha of open space	• A byproduct of the protection of areas of nature conservation importance will be the conservation and enhancement of spaces which are key to the landscape character(s) of the	++	++	++	

	particular, those areas of designated importance		District.				
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	A byproduct of the protection of areas of nature conservation importance will be the conservation of the historic environment.	+	+	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	• Areas of farmland which are not intensively farmed may fall under the local or regional designations which this policy seeks to protect.	+	+	+	Further to this developments falling within Biodiversity Opportunity Areas (including large tracts of farmland) will have to contribute to the protection and restoration of BAP habitats.
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	By conserving areas of nature conservation this policy may focus development upon potential brownfield sites and the existing urban centres, although the extent to which this will occur is likely to depend on other policies. This policy, in some cases, does allow for development to occur where compensation can be secured.
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Environmental Objectives:				6x+	6x+	6x+	This policy has a positive impact on environmental objectives by avoiding loss of natural settings/landscapes and retaining open space and green infrastructure.
Objective		Indicators	Predicted Effects				Comments:

Sustainability		Nature of Effect	Assessment of Effect				
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	Conservation and enhancement of nature conservation areas may have a positive effect on tourism, e.g. Chiltern Beechwoods.
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives:				0	0	0	Conservation and enhancement of nature conservation areas may have a positive effect on tourism, e.g. Chiltern Beechwoods.

Policy B13: Biodiversity in Development

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (2016 to 2021)		Long term (up to 2026)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	<ul style="list-style-type: none"> The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	<ul style="list-style-type: none"> The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	<ul style="list-style-type: none"> The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	Potential to preserve open spaces and corridors which are rich in biodiversity and create new areas within new developments which may be used for walking, cycling etc.
Potential effect of Option on Social Objectives:				0	0	0	The policy may not make significant impact upon these aims but it is promoting the retention of existing biodiversity rich open spaces and improvements to the management of those spaces, thus potentially improving health and providing a better quality of environment for local residents.
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Model split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road 	<ul style="list-style-type: none"> • The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	Some potential to facilitate cycling and walking
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> 1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater 	<ul style="list-style-type: none"> • This policy will secure improvements to water courses and water bodies through the use of management plans and the creation of new habitats. 	+	+	+	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ol style="list-style-type: none"> 1. Area/condition of SSSIs 2. Ancient woodlands 	<ul style="list-style-type: none"> • The policy seeks to protect areas of biodiversity and facilitate wildlife movement along green corridors. It seeks to improve existing habitats and facilitate the creation of new ones. 	++	++	++	The habitats protected and created by this policy may not have a national nature conservation designation but they are still extremely important and they have a part to play in supporting and buffering those sites which are designated.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ol style="list-style-type: none"> 1. Annual Quality Review Programme 2. Ha of open space 	<ul style="list-style-type: none"> • The policy aims to protect and maintain areas for biodiversity and create new habitats, as a consequence of this areas of landscape value and those integral to the character of the settlements will be protected and enhanced. 	++	++	++	
11	To conserve & where appropriate enhance the historic environment	<ol style="list-style-type: none"> 1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed 	<ul style="list-style-type: none"> • Maintaining existing habitats will help to ensure that historic environments are maintained 	+	+	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been	<ol style="list-style-type: none"> 1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill 	<ul style="list-style-type: none"> • The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	

	recycled or composted						
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	• Protection of habitats is likely to have a positive impact with regard to conserving soil resources and quality.	++	++	++	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	• Retention of habitats that might otherwise be developed means protection of areas for water to permeate and dissipate. Potential to reduce overland flow and run-off.	+	+	+	
Potential effect of Option on Environmental Objectives:				9x+	9x+	9x+	This policy has a positive impact on environmental objectives by avoiding loss of habitats and the creation of new ones, as a consequence there will be positive impacts on issues such as landscape, open spaces, flooding etc.
Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of Effect				
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
17	To achieve a broad balance in the growth of housing, population &	1. Jobs: labour force	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

	employment						
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	Conservation and enhancement of biodiversity may have a positive effect on tourism.
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives:				0	0	0	Conservation and enhancement of biodiversity may have a positive effect on tourism.

Policy B14: Open space in New Development

Option 1 Local standards tailored to local requirements

Objective Sustainability	Indicators	Predicted Effects				Comments:	
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	<ol style="list-style-type: none"> House prices: earnings Unfit dwellings Housing completions/allocation/commitments Affordable housing built per annum Households on housing register 	<ul style="list-style-type: none"> An additional requirement for schemes to meet but ultimately improving the quality of developments be securing open space on site. 	0	0	0	This policy could have some impact upon the provision of housing as it requires the provision of open space on site and may therefore reduce the amount of land available for development. However, systems are in place to ensure viability is taken into account through the developer contributions process.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	<ol style="list-style-type: none"> Crimes per 1,000 pop Fear of Crime Noise complaints 	<ul style="list-style-type: none"> The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ol style="list-style-type: none"> % residents within 500m of services/facilities 	<ul style="list-style-type: none"> Policy secures the provision of open spaces where there is new development increasing accessibility for new and existing residents to new and enhanced open spaces 	++	++	++	This policy option will tailor provision to local requirements – this may mean that open space provision needs to be prioritised depending on the key needs of a particular locality.

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	• Certain types of open space may encourage community interaction and integration.	+	+	+	Open space provision will be tailored to the particular needs of a community.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	• The policy promotes an environment where greater emphasis is placed upon quality open spaces that are conducive to a better quality of life for local residents.	++	++	++	Access to open space provides opportunities for exercise and healthier modes of transport, e.g. cycling.
Potential effect of Option on Social Objectives:				5x+	5x+	5x+	The policy will be promoting an environment where great emphasis is placed upon the need for quality open spaces and landscapes that are conducive to improving health and providing a better quality of life for local residents.
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
7	To encourage the use of sustainable methods of	1. Annual NO2 outputs 2. Model split 3. Development by Accessibility	• Product of the policy will be increased cycling and walking where new open space is created	+	+	+	

	transport to reduce negative effects on the environment	Zone 4. Travel to school methods 5. Road flow per principal road					
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	• Creation of new open spaces will in some areas involve the opening up and restoration of water courses which would otherwise remain culverted or neglected.	++	++	++	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	• Depending upon the type of open space provided this policy can work in tandem with policy B13 to enhance biodiversity within the District.	+	+	+	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	• The policy aims to secure open spaces either on site, or where necessary through contributions. This will contribute positively to the character of the District and its landscape.	++	++	++	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	• Maintaining and enhancing existing open space will ensure that historic environments are maintained	+	+	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	• Securing the provision of open spaces on site may increase the remediation and re-use of contaminated land where this is being redeveloped.	+	+	+	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	• Open spaces provide opportunities for run-off from development to be absorbed and can form part of water management.	+	+	+	
Potential effect of Option on Environmental Objectives:				9x+	9x+	9x+	The policy seeks to avoid loss of natural settings/landscapes and retain open space and green infrastructure.
Objective Sustainability		Indicators	Predicted Effects			Comments:	
			Nature of Effect	Assessment of Effect			
				Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)	
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
18	To encourage a diverse economy including a vibrant & sustainable	1. Diversity of economy 2. % jobs in tourism sector	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

	tourism sector						
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives:				0	0	0	The policy is unlikely to have a significant direct impact upon the objectives.

Policy B14: Open space in New Development

Option 2 District-wide minimum standard

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	• An additional requirement for schemes to meet but ultimately improving the quality of developments be securing open space on site.	0	0	0	This policy could have some impact upon the provision of housing as it requires the provision of open space on site and may therefore reduce the amount of land available for development. However, systems are in place to ensure viability is taken into account through the developer contributions process.

2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	• Policy secures the provision of open spaces where there is new development increasing accessibility for new and existing residents to new and enhanced open spaces	++	++	++	This policy option will provide open space to be provided on a standard basis. All categories of open space will be addressed rather than prioritising those to meet local need.
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	• Certain types of open space may encourage community interaction and integration.	+	+	+	This policy option will provide open space to be provided on a standard basis. All categories of open space will be addressed rather than prioritising those to meet local need.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	• The policy promotes an environment where greater emphasis is placed upon quality open spaces that are conducive to a better quality of life for local residents.	++	++	++	Access to open space provides opportunities for exercise and healthier modes of transport, e.g. cycling.
Potential effect of Option on Social Objectives:				5x+	5x+	5x+	The policy will be promoting an environment where great emphasis is placed upon the need for quality open spaces and landscapes that are conducive to improving health and providing a better quality of life for local residents.
Objective		Indicators					Comments:

Sustainability		Nature of Effect	Assessment of Effect			
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ol style="list-style-type: none"> No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating Improvement in energy efficiency of dwellings Energy use per household Electricity from renewable resources 	<ul style="list-style-type: none"> The policy is unlikely to have a significant impact upon the objectives. 	0	0	0
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> Annual NO2 outputs Modal split Development by Accessibility Zone Travel to school methods Road flow per principal road 	<ul style="list-style-type: none"> Product of the policy will be increased cycling and walking where new open space is created 	+	+	+
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> Rivers of Good/fair quality Water leakage rates Water use & availability Water conservation Use of 'grey water' Control of effluent Incidents of water pollution Quality & quantity of groundwater 	<ul style="list-style-type: none"> Creation of new open spaces will in some areas involve the opening up and restoration of water courses which would otherwise remain culverted or neglected. 	++	++	++
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ol style="list-style-type: none"> Area/condition of SSSIs Ancient woodlands 	<ul style="list-style-type: none"> Depending upon the type of open space provided this policy can work in tandem with policy B13 to enhance biodiversity within the District. 	+	+	+
10	To protect & enhance the landscape & townscape character of the	<ol style="list-style-type: none"> Annual Quality Review Programme Ha of open space 	<ul style="list-style-type: none"> The policy aims to secure open spaces either on site, or where necessary through contributions. This will contribute positively to the character of the District and its 	++	++	++

	District & in particular, those areas of designated importance		landscape.				
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	• Maintaining and enhancing existing open space will ensure that historic environments are maintained	+	+	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	• Securing the provision of open spaces on site may increase the remediation and re-use of contaminated land where this is being redeveloped.	+	+	+	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes built on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	• Open spaces provide opportunities for run-off from development to be absorbed and can form part of water management.	+	+	+	
Potential effect of Option on Environmental Objectives:				9x+	9x+	9x+	The policy seeks to avoid loss of natural settings/landscapes and retain open space and green infrastructure.
Objective		Indicators	Predicted Effects			Comments:	

Sustainability		Nature of Effect	Assessment of Effect			
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)	
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	0	0	0	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	0	0	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	0	0	0	
Potential effect of Option on Economic Objectives:			0	0	0	The policy is unlikely to have a significant direct impact upon the objectives.

Policy B17 Infrastructure and Delivery

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)		Long term (post 2021)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Infrastructure schedule indicates the need for the provision of affordable housing to support growth in the District.	+	+	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Infrastructure schedule indicates the need to support new development with appropriate infrastructure including public transport, walking and cycling networks, education and recreation and other community facilities and services.	+	+	+	The schedule will also indicate the infrastructure required to support strategic sites with the provision of infrastructure on-site to ensure sustainable development.

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	The provision of infrastructure to support new development will ensure residents have good access to services.	+	+	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	Green space standards will be upheld through the provision of infrastructure where required. Sport, leisure and recreation facilities will be provided where a need is identified.	+	+	+	The infrastructure schedule includes infrastructure required to improve and maintain the health & well-being of the population and reduce inequalities in health. Further consultation with the PCT is required to assess future needs in more detail.
Potential effect of Option on Social Objectives: Overall positive in achieving social objectives.				4x+	4x+	4x+	The infrastructure schedule aims to ensure that the necessary social infrastructure to support new developments is provided.
Objective Sustainability		Indicators	Nature of Effect	Assessment of Effect			Comments:
				Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources		0	0	0	As the infrastructure schedule develops it may identify opportunities for the use of renewable energy sources for specific sites.
7	To encourage the use of sustainable methods of transport to reduce	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone	The infrastructure schedule promotes the need for sustainable methods of transport (bus, rail, walking & cycling networks) to	+	+	+	

	negative effects on the environment	4. Travel to school methods 5. Road flow per principal road	support new development.				
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	The infrastructure schedule promotes the provision of open space in line with latest standards.	+	+	+	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods		+	+	+	As the infrastructure schedule develops it may identify the need for flood alleviation schemes for specific sites.
Potential effect of Option on Environmental Objectives:							
Overall positive in achieving environmental objectives.				3x+	3x+	3x+	Through the provision of 'green' infrastructure (open space, green networks & flood alleviations schemes) the infrastructure schedule aims to protect and enhance the environment through new development.
Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District		?	?	?	The timely provision of infrastructure required to support businesses and employment may attract future employers and businesses.
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force		0	0	0	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector		0	0	0	

19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C		0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr		+	+	+	The provision of education facilities may include opportunities for access to education and skills facilities.
Potential effect of Option on Economic Objectives:							
Limited impact in achieving economic objectives but will ensure that infrastructure is provided to support economic activity.				1x+	1x+	1x+	

B18 Viability and Delivery

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Policy helps to maximise the delivery of affordable housing by ensuring that sites are not released for development with low levels of affordable housing unless there are overriding considerations. May slow down development of some sites in short term but this could happen anyway given current economic conditions	+	++	++	Policy would need to ensure satisfactory levels of housing delivery are maintained.

2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Site specific issue	?	?	?	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Policy does not relate to the location of development	?	?	?	
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Policy does not relate to the location of development. The benefits of development in an area of deprivation might be a factor.	?	?	?	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	Policy does not directly relate to this objective, although provision of open space and sports facilities is a viability factor and potential benefit from development – hence potentially affected by the policy	?	?	?	
Potential effect of Option on Social Objectives: Policy helps to maximise long term delivery of affordable housing, though with potential limited short term impacts				1+	2+	2+	
Objective Sustainability	Indicators	Nature of Effect		Assessment of Effect		Comments:	

				Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	Not directly relevant to this policy/option, although sustainable construction methods can affect viability and provision could be affected by the policy	?	?	?	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road	Not directly relevant to policy, although securing improvements to public transport etc could be affected by the policy	?	?	?	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	Not relevant to the policy	?	?	?	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	Not directly relevant to the policy	?	?	?	
10	To protect & enhance the landscape & townscape character of the District & in particular, those	1. Annual Quality Review Programme 2. Ha of open space	Not directly relevant to the policy	?	?	?	

	areas of designated importance						
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Not directly relevant to the policy	?	?	?	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	Not directly relevant to the policy	?	?	?	
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	Not directly relevant to the policy	?	?	?	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Not directly relevant to the policy	?	?	?	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Not directly relevant to the policy	?	?	?	
Potential effect of Option on Environmental Objectives: Environmental impact of the policy difficult to assess as policy is not locationally specific. Potential issues of delivery of infrastructure but difficult to assess at a generic level							
Objective Sustainability	Indicators	Predicted Effects		Comments:			
		Nature of Effect	Assessment of Effect				

				Short Term (to 2016)	Med Term (to 2021)	Long Term (post 2021)	
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Effect of policy depends on viability of individual schemes and whether they impact on job creation.	?	?	?	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Long term the policy helps to maximise delivery of affordable housing which can help house local labour force.	0	+	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	No specific effects	?	?	?	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	No specific effects	?	?	?	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	No specific effects	?	?	?	
Potential effect of Option on Economic Objectives: General and non-locational nature of the policy makes it difficult to identify specific effects, although under certain circumstances viability considerations may affect what is delivered on site, including economic development					1+	1+	

HWTC1 High Wycombe Town Centre Vision

HWTC2 Principles for Delivering the Vision

HWTC3 Delivering the Town Centre Vision in Detail

Policies HWTC1, HWTC2 and HWTC3 have been appraised through one sustainability appraisal framework due to the close linkages between these policies. HWTC1 sets the vision for the town centre and HWTC2 and HWTC3 then set out how this vision will be delivered. Individual sites have been appraised in a separate framework.

Preferred Option

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Positive effect	+	+	+	Vision contains aspirations to make High Wycombe a place where people want to live, through the provision of high quality residential development. Development sites at Archway and Suffield Road provide residential development.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Positive effect	+	+	+	Removal of subways throughout the town centre will encourage pedestrians to interact in newly created public open spaces. Improved environment and new open space would assist with crime objectives. Removal/relocation of police station may have an impact.

3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Zone 1 Positive effect	++	++	++	Vision seeks to address accessibility issues within and to and from the town. Vision allows for development opportunities within the town centre which are easily accessible by public transport and walking & cycling. Residents in the town centre will have easy access to services and facilities.
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Positive effect. Vision aims to consolidate and enhance the existing urban area, creating a high quality place to live, work and visit.	++	++	++	Removal of Abbey Way flyover and downgrading of Archway will result in the integration of the historic and expanded town centres. New high quality public spaces will connect key areas together and opportunities to reopen the River Wye will help develop sense of identity for the town.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	Positive effect	+	+	+	Potential positive effects on the general well being and health of the community. Development of public open and green space within the town centre will tackle areas of open space deficiency. Removal of A40 route through town centre will result in a decrease in the noise pollution and improvement in air quality.
Potential effect of Option on Social Objectives: This policy has potential to have very positive impact on achieving social objectives.				7x+	7x+	7x+	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		

6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	New development will be required to meet new sustainable construction standards	+	+	+	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road	Positive effect.	+	+	+	Development within the town will be in a highly accessible location, close to bus and rail stations. Removal of roads will result in walking and cycling routes being opened up within the town centre.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	Positive effect.	+	+	+	A key element of the vision is the reopening of the River Wye through the town centre which is facilitated by the removal of Abbey Way flyover.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	Positive effect	+	+	+	Potential to re-open the river and enhancement of existing stretch of river/improving habitat. Creation of accessible green space at Abbey Way gyratory.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	Positive effect	+	+	+	Opportunities to increase levels of open space provision within the town centre. Opportunities to create landmark developments/buildings at key gateways to the town.
11	To conserve & where appropriate	1. No. of Listed buildings lost/at risk	Positive effect	+	+	+	Vision covers High Wycombe Town Centre Conservation Area. Opportunity to enhance this area through the vision and

	enhance the historic environment	2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed					improve those areas of the town centre which currently have a negative impact on the Conservation Area.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	100% PDL	+	+	+	Opportunity to make more efficient use of land within town centre.
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Insignificant effect	+	+	+	Part of town centre in Floodzone2, remainder in Flood Zone 1. Consideration will have to be given to the management of the River Wye if reopened.
Potential effect of Option on Environmental Objectives:							
This policy has potential to have a very positive impact on environmental objectives.				8X+	8X+	8X+	
Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy	Positive effect	++	++	++	Vision aims to promote High Wycombe as a high quality location to do business. Improvements in the environment of the areas of change would be likely to increase the town's

		4. No. of K1 businesses in District					reputation and standing as a business location as well as its attractiveness to visitors. Sites within vision include the provision of high quality office accommodation.
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Positive effect	+	+	+	Vision includes the provision of residential development alongside business development.
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	Positive effect	+	+	+	Vision includes the provision of a mix of uses aimed at encouraging diverse economic activities, including residential, office and leisure.
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	Unsure of effect	?	?	?	Vision itself does not provide for increased opportunities in education provision but does support the important role of Bucks New University within the town centre.
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	Positive effect.	+	+	+	Sites retained in employment use and new sites for employment created. Retention/redevelopment of core areas for business would assist with economic growth and diversity.
Potential effect of Option on Economic Objectives:							
This policy has the potential to have a positive impact on economic objectives.				5x+	5x+	5x+	

Option 1 – A limited reduction of Abbey Way Flyover to single carriageway or bus only route (remains elevated)

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Positive effect	+	+	+	Vision contains aspirations to make High Wycombe a place where people want to live, through the provision of high quality residential development. Development sites at Archway and Suffield Road remain to provide residential development.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Insignificant impact	0	0	0	Retention of Abbey Way flyover as elevated would result in sub-ways retained and so would not improve this area. Improved environment and new open space could have some assistance with crime objectives.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Zone 1 Positive effect	+	+	+	Vision seeks to address accessibility issues within and to and from the town. Vision allows for development opportunities within the town centre which are easily accessible by public transport and walking & cycling. Residents in the town centre will have easy access to services and facilities.

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Insignificant impact	0	0	0	Retention of elevated Abbey Way flyover will not allow for the integration of the historic and expanded town centres. There will be limited opportunity for the creation of high quality public spaces at Oxford Road roundabout, outside BNU building and at Swan Frontage. Opportunities to reopen the River Wye will be limited.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	Insignificant impact	0	0	0	Limited positive effects due to limited ability to create public open and green space within the town centre. Retention of A40 route through town will not allow for improvements in air quality.
Potential effect of Option on Social Objectives:							
This policy has limited potential to have a positive impact on social objectives as it does not completely remove the causes of the problems identified.				2x+	2x+	2x+	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	New development will be required to meet new sustainable construction standards.	+	+	+	
7	To encourage the use of sustainable methods of	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility	Positive effect	+	+	+	Development within the town will be in a highly accessible location, close to bus and rail stations. Retention of Abbey Way will limit ability to create new pedestrian and cycle links

	transport to reduce negative effects on the environment	Zone 4. Travel to school methods 5. Road flow per principal road					within the town centre.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	Insignificant effect	0	0	0	Opportunities to reopen the River Wye will be limited by the retention of Abbey Way flyover.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	Insignificant effect	0	0	0	Opportunities to reopen the River Wye will be limited by the retention of Abbey Way flyover. Opportunity to create accessible green space at Abbey Way gyratory may be restricted through retention of through traffic.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	Insignificant effect	0	0	0	Retention of Abbey Way flyover would limit opportunities to create high quality public spaces within the town centre and the carriageway would continue to dominate the landscape. Opportunities to create landmark developments/buildings at key gateways to the town could still be implemented.
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Positive effect	+	+	+	Vision covers High Wycombe Town Centre Conservation Area. Opportunity to enhance this area through the vision and improve those areas of the town centre which currently have a negative impact on the Conservation Area. Limited opportunity for creation of public open spaces linking the historic and expanded town centres due to retention of Abbey Way flyover.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	This policy is unlikely to have a significant impact upon the objectives.	0	0	0	

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	This policy is unlikely to have a significant impact upon the objectives.	0	0	0	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	100% PDL	+	+	+	Opportunity to make more efficient use of land within the town centre.
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Insignificant effect	+	+	+	Part of town centre in Floodzone2, remainder in Flood Zone 1. No risk from other sources identified.
Potential effect of Option on Environmental Objectives:							
Some positive impact on environmental objectives but limited due to retention of through traffic.				6x+	6x+	6x+	
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Positive effect	++	++	++	Vision aims to promote High Wycombe as a high quality location to do business. Improvements in the environment of the areas of change would be likely to increase the town's reputation and standing as a business location as well as its attractiveness to visitors. Sites within vision include the provision of high quality office accommodation.
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Positive effect	+	+	+	Vision includes the provision of residential development alongside business development.

18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	Positive effect	+	+	+	Vision includes the provision of a mix of uses aimed at encouraging diverse economic activities, including residential, office and leisure.
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	Unsure of effect	?	?	?	Vision itself does not provide for increased opportunities in education provision but does support the important role of Bucks New University within the town centre.
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	Positive effect.	+	+	+	Sites retained in employment use and new sites for employment created. Retention/redevelopment of core areas for business would assist with economic growth and diversity.
Potential effect of Option on Economic Objectives:							
This policy has the potential to have a positive impact on economic objectives.				5x+	5x+	5x+	

Option 2 – Creation of an alternative A40 route through the Gas Works site but with the retention of Abbey Way Flyover

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Positive effect	+	+	+	Vision contains aspirations to make High Wycombe a place where people want to live, through the provision of high quality residential development. Development sites at Archway and Suffield Road remain to provide residential development.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Insignificant impact	0	0	0	Retention of elevated Abbey Way flyover would result in subways being retained and so would not improve this area. Improved environment and new open space could have some assistance with crime objectives.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Zone 1 Positive effect	+	+	+	Vision seeks to address accessibility issues within and to and from the town. Vision allows for development opportunities within the town centre which are easily accessible by public transport and walking & cycling. Residents in the town centre will have easy access to services and facilities.

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Insignificant impact	0	0	0	Retention of elevated Abbey Way flyover will not allow for the integration of the historic and expanded town centres. There will be limited opportunity for the creation of high quality public spaces at Oxford Road roundabout, outside BNU building and at Swan Frontage. Opportunities to reopen the River Wye will be limited.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	Insignificant impact	0	0	0	Limited positive effects due to limited ability to create public open and green space within the town centre. Provision of an alternative route for the A40 may remove some traffic from Abbey Way flyover and town centre and therefore result in some improvement in air quality.
Potential effect of Option on Social Objectives: This policy has limited potential to have a positive impact on social objectives as it does not completely remove the causes of the problems identified				2x+	2x+	2x+	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	New development will be required to meet new sustainable construction standards.	+	+	+	
7	To encourage the use of sustainable methods of	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility	Positive effect	+	+	+	Development within the town will be in a highly accessible location, close to bus and rail stations. Retention of Abbey Way will limit ability to create new pedestrian and cycle links

	transport to reduce negative effects on the environment	Zone 4. Travel to school methods 5. Road flow per principal road					within the town centre.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	Insignificant effect	0	0	0	Opportunities to reopen the River Wye will be limited by the retention of Abbey Way flyover.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	Insignificant effect	0	0	0	Opportunities to reopen the River Wye will be limited by the retention of Abbey Way flyover. Opportunity to create accessible green space at Abbey Way gyratory may be restricted through retention of through traffic.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	Insignificant effect	0	0	0	Retention of Abbey Way flyover would limit opportunities to create high quality public spaces within the town centre and the carriageway would continue to dominate the landscape. Opportunities to create landmark developments/buildings at key gateways to the town could still be implemented.
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Positive effect	+	+	+	Vision covers High Wycombe Town Centre Conservation Area. Opportunity to enhance this area through the vision and improve those areas of the town centre which currently have a negative impact on the Conservation Area. Limited opportunity for creation of public open spaces linking the historic and expanded town centres due to retention of Abbey Way flyover.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	This policy is unlikely to have a significant impact upon the objectives.	0	0	0	

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	This policy is unlikely to have a significant impact upon the objectives.	0	0	0	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	100% PDL	+	+	+	Opportunity to make more efficient use of land within the town centre.
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Insignificant effect	+	+	+	Part of town centre in Floodzone2, remainder in Flood Zone 1. No risk from other sources identified.
Potential effect of Option on Environmental Objectives:							
Limited positive impact as cause of problems is not removed.				5x+	5x+	5x+	
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Positive effect	++	++	++	Vision aims to promote High Wycombe as a high quality location to do business. Improvements in the environment of the areas of change would be likely to increase the town's reputation and standing as a business location as well as its attractiveness to visitors. Sites within vision include the provision of high quality office accommodation.
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Positive effect	+	+	+	Vision includes the provision of residential development alongside business development.

18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	Positive effect	+	+	+	Vision includes the provision of a mix of uses aimed at encouraging diverse economic activities, including residential, office and leisure.
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	Unsure of effect	?	?	?	Vision itself does not provide for increased opportunities in education provision but does support the important role of Bucks New University within the town centre.
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	Positive effect.	+	+	+	Sites retained in employment use and new sites for employment created. Retention/redevelopment of core areas for business would assist with economic growth and diversity.
Potential effect of Option on Economic Objectives:							
Positive impact on economic objectives.				5x+	5x+	5x+	

Option 3 – Retention of Abbey Way Gyratory

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Positive effect	+	+	+	Vision contains aspirations to make High Wycombe a place where people want to live, through the provision of high quality residential development. Development sites at Archway and Suffield Road remain to provide residential development.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Insignificant impact	+	+	+	Removal of subways through the town centre will encourage pedestrians to interact in newly created public open spaces, although limited ability to create new green space at Abbey Way gyratory. Improved environment and new open space could have some assistance with crime objectives.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Zone 1 Positive effect	+	+	+	Vision seeks to address accessibility issues within and to and from the town. Vision allows for development opportunities within the town centre which are easily accessible by public transport and walking & cycling. Residents in the town centre will have easy access to services and facilities.

4	Encourage a sense of community identity & welfare	<ol style="list-style-type: none"> 1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity 	Positive effect. Vision aims to consolidate and enhance the existing urban realm creating a high quality place to live, work and visit.	+	+	+	Removal of Abbey Way flyover and downgrading of Archway will result in the integration of the historic and expanded town centres. New high quality public spaces will connect key areas together and opportunities to reopen the Rive Wye will help to develop a sense of identify for the town. The retention of Abbey Way gyratory will limit the opportunity for the creation of a green space at this location.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ol style="list-style-type: none"> 1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease 	Positive impact	+	+	+	Potential positive effects on the general well being and health of the community. Development of public open and green space within the town centre will tackle areas of open space deficiency, although opportunities will be limited at Abbey Way gyratory with the retention of the gyratory. Removal of A40 route through town centre will result in a decrease in the noise pollution and improvement in air quality.
Potential effect of Option on Social Objectives:				5x+	5x+	5x+	
Overall positive in achieving social objectives.							
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ol style="list-style-type: none"> 1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources 	New development will be required to meet new sustainable construction standards.	+	+	+	
7	To encourage the use of sustainable methods of	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility 	Positive effect	+	+	+	Development within the town will be in a highly accessible location, close to bus and rail stations. Removal of Abbey Way will result in walking and cycling routes being opened up within

	transport to reduce negative effects on the environment	Zone 4. Travel to school methods 5. Road flow per principal road					the town centre, although opportunities for walking and cycling links to hospital may be limited with the retention of the gyratory.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	Positive effect	+	+	+	A key element of the vision is the reopening of the River Wye through the town centre which is facilitated by the removal of Abbey Way flyover. Opportunities for the reopening of the river at Abbey Way gyratory will be limited with the retention of the gyratory.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	Limited effect	+	+	+	Potential to re-open the river and enhancement of existing stretch of river/improving habitat. Opportunity to create accessible green space at Abbey Way gyratory limited.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	Insignificant effect	0	0	0	Opportunities to increase levels of open space provision within the town centre, although limited at Abbey Way gyratory. Opportunities to create landmark developments/buildings at key gateways to the town.
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Positive effect	+	+	+	Vision covers High Wycombe Town Centre Conservation Area. Opportunity to enhance this area through the vision and improve those areas of the town centre which currently have a negative impact on the Conservation Area.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	This policy is unlikely to have a significant impact upon the objectives.	0	0	0	

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	This policy is unlikely to have a significant impact upon the objectives.	0	0	0	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	100% PDL	+	+	+	Opportunity to make more efficient use of land within the town centre.
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Insignificant effect	+	+	+	Part of town centre in Floodzone2, remainder in Flood Zone 1. Consideration will have to be given to the management of the River Wye if reopened.
Potential effect of Option on Environmental Objectives:							
Overall positive in achieving environmental objectives but some limitations due to retention of gyratory.				7x+	7x+	7x+	
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Positive effect	++	++	++	Vision aims to promote High Wycombe as a high quality location to do business. Improvements in the environment of the areas of change would be likely to increase the town's reputation and standing as a business location as well as its attractiveness to visitors. Sites within vision include the provision of high quality office accommodation.
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Positive effect	+	+	+	Vision includes the provision of residential development alongside business development.
18	To encourage a diverse economy including a vibrant & sustainable	1. Diversity of economy 2. % jobs in tourism sector	Positive effect	+	+	+	Vision includes the provision of a mix of uses aimed at encouraging diverse economic activities, including residential, office and leisure.

	tourism sector						
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	Unsure of effect	?	?	?	Vision itself does not provide for increased opportunities in education provision but does support the important role of Bucks New University within the town centre.
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	Positive effect.	+	+	+	Sites retained in employment use and new sites for employment created. Retention/redevelopment of core areas for business would assist with economic growth and diversity.
Potential effect of Option on Economic Objectives:							
Overall positive in achieving economic objectives.				5x+	5x+	5x+	

Option 4 – Alternative traffic management options in Bridge Street/Desborough Road/Westbourne Street area and in Queen Victoria Road/Easton Street area (with the removal of Abbey Way flyover, downgrading of Archway and provision of alternative A40 route via Queen Alexandra Road/ Gas Works link road/ Desborough Road.

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Positive effect	+	+	+	Vision contains aspirations to make High Wycombe a place where people want to live, through the provision of high quality residential development. Development sites at Archway and Suffield Road provide residential development.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Positive effect	+	+	+	Removal of subways throughout the town centre will encourage pedestrians to interact in newly created public open spaces. Improved environment and new open space would assist with crime objectives. Removal/relocation of police station may have an impact.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community	1. % residents within 500m of services/facilities	Zone 1 Positive effect	++	++	++	Vision seeks to address accessibility issues within and to and from the town. Vision allows for development opportunities within the town centre which are easily accessible by public transport and walking & cycling. Residents in the town centre will have easy access to services and facilities.

	facilities & services						
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Positive effect. Vision aims to consolidate and enhance the existing urban area, creating a high quality place to live, work and visit.	++	++	++	Removal of Abbey Way flyover and downgrading of Archway will result in the integration of the historic and expanded town centres. New high quality public spaces will connect key areas together and opportunities to reopen the River Wye will help develop sense of identity for the town.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	Positive effect	+	+	+	Potential positive effects on the general well being and health of the community. Development of public open and green space within the town centre will tackle areas of open space deficiency. Removal of A40 route through town centre will result in a decrease in the noise pollution and improvement in air quality.
Potential effect of Option on Social Objectives: Overall positive in achieving social objectives.				7x+	7x+	7x+	
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	New development will be required to meet new sustainable construction standards	+	+	+	

	conservation						
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road 	Positive effect.	+	+	+	Development within the town will be in a highly accessible location, close to bus and rail stations. Removal of roads will result in walking and cycling routes being opened up within the town centre.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> 1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater 	Positive effect.	+	+	+	A key element of the vision is the reopening of the River Wye through the town centre which is facilitated by the removal of Abbey Way flyover.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ol style="list-style-type: none"> 1. Area/condition of SSSIs 2. Ancient woodlands 	Positive effect	+	+	+	Potential to re-open the river and enhancement of existing stretch of river/improving habitat. Creation of accessible green space at Abbey Way gyratory.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ol style="list-style-type: none"> 1. Annual Quality Review Programme 2. Ha of open space 	Positive effect	+	+	+	Opportunities to increase levels of open space provision within the town centre. Opportunities to create landmark developments/buildings at key gateways to the town.
11	To conserve & where appropriate enhance the historic environment	<ol style="list-style-type: none"> 1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed 	Positive effect	+	+	+	Vision covers High Wycombe Town Centre Conservation Area. Opportunity to enhance this area through the vision and improve those areas of the town centre which currently have a negative impact on the Conservation Area.
12	Minimise waste & then re-use it through recycling or composting or	<ol style="list-style-type: none"> 1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction 	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

	recovering energy from waste that has not been recycled or composted	waste to landfill					
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	100% PDL	+	+	+	Opportunity to make more efficient use of land within town centre.
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Insignificant effect	+	+	+	Part of town centre in Floodzone2, remainder in Flood Zone 1. Consideration will have to be given to the management of the River Wye if reopened.
Potential effect of Option on Environmental Objectives:							
Overall positive in achieving environmental objectives.				8x+	8x+	8x+	
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Positive effect	++	++	++	Vision aims to promote High Wycombe as a high quality location to do business. Improvements in the environment of the areas of change would be likely to increase the town's reputation and standing as a business location as well as its attractiveness to visitors. Sites within vision include the provision of high quality office accommodation.
17	To achieve a broad balance in the growth of housing, population &	1. Jobs: labour force	Positive effect	+	+	+	Vision includes the provision of residential development alongside business development.

	employment						
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	Positive effect	+	+	+	Vision includes the provision of a mix of uses aimed at encouraging diverse economic activities, including residential, office and leisure.
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	Unsure of effect	?	?	?	Vision itself does not provide for increased opportunities in education provision but does support the important role of Bucks New University within the town centre.
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	Positive effect.	+	+	+	Sites retained in employment use and new sites for employment created. Retention/redevelopment of core areas for business would assist with economic growth and diversity.
Potential effect of Option on Economic Objectives:							
Overall positive in achieving economic objectives.				4x+	4x+	4x+	

Decisions on traffic management options taken forward were based on the results of traffic modelling undertaken by Buckinghamshire County Council and reported in *Wycombe Transport Model: Town Centre Masterplan Tests* (Halcrow, March 2009) and *Wycombe Transport Model: Town Centre Masterplan Note* (Buckinghamshire County Council, March 2009).

Policy HWTC4 Funding the Town Centre Vision

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Positive effect	+	+	+	Policy sets out that sites within the town centre should contribute financially through the system set out within the Developer Contributions SPD, including the provision of affordable housing.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.
Potential effect of Option on Social Objectives:				5x+	5x+	5x+	
Overall positive in achieving social objectives.							
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
7	To encourage the use of sustainable methods of transport to	1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.

	reduce negative effects on the environment	4. Travel to school methods 5. Road flow per principal road					
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.
Potential effect of Option on Environmental Objectives:							
Overall positive in achieving environmental objectives.				7x+	7x+	7x+	
Objective Sustainability		Indicators	Predicted Effects			Comments:	
			Nature of Effect	Assessment of Effect			
				Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)	
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.

19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	Unsure of effect	?	?	?	The town centre vision, which this policy supports, does not provide for increased opportunities in education provision but does support the important role of Bucks New University within the town centre.
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	Positive effect	+	+	+	Financial contributions from development as set out in this policy will contribute towards the delivery of the town centre vision which contributes towards the achievements of these objectives.
Potential effect of Option on Economic Objectives:							
Overall positive in achieving economic objectives.				4x+	4x+	4x+	

Policy HWTC5: Primary Shopping Frontage Zones: High Wycombe

Changes to boundaries and change of approach from zonal approach to frontage approach

(NB This appraisal also applies to Policy MR1: Primary Shopping Frontage Zones: Marlow and Policy PR1: Primary Shopping Frontage Zones: Princes Risborough)

Objective Sustainability	Indicators	Predicted Effects				Comments:	
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Option would have no impact on affordable housing provision Option would have no impact on overall housing provision	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	By encouraging appropriate mixed-use developments, option is likely to lead to a positive or at least neutral impact.	+/0	+/0	+/0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other	1. % residents within 500m of services/facilities	N/a	0	0	0	

	community facilities & services						
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Option would encourage further town centre development thereby consolidate existing settlements.	+	+	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	No effect on open space deficiency – new developments would still be expected to contribute either on-site or off-site to open space. Existing green space would continue to be protected under separate policies.	0	0	0	
Potential effect of Option on Social Objectives:				+	+	+	
Option would enable the development of appropriate town centre uses including an appropriate proportion of retail developments and supporting non-retail uses. This would assist in maintaining the vitality and viability of the District's town centres.							
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Medium Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	All new developments in the primary shopping frontage zone would be expected to comply with Policy A16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy.	+	+	++	

	& energy conservation						
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road 	N/a				
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> 1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater 	N/a				
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ol style="list-style-type: none"> 1. Area/condition of SSSIs 2. Ancient woodlands 	N/a				
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ol style="list-style-type: none"> 1. Annual Quality Review Programme 2. Ha of open space 	N/a				
11	To conserve & where appropriate enhance the historic environment	<ol style="list-style-type: none"> 1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed 	Site not in or adjoining designated site or area	0	0	0	
12	Minimise waste & then re-use it through recycling or composting or recovering energy	<ol style="list-style-type: none"> 1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill 	N/a				

	from waste that has not been recycled or composted						
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	N/a				
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	N/a				
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	N/a				
Potential effect of Option on Environmental Objectives:							
No direct negative impacts and option could create climate for wider range of developments which utilise latest sustainable construction techniques.				+	+	+	
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	By creating an appropriate level of flexibility on changes of use, option could create opportunity for higher value employment activities from appropriate town centre developments.	+	+	+	
17	To achieve a broad balance in the growth of housing, population &	1. Jobs: labour force	Option would have no direct impact on the labour force	0	0	0	

	employment						
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	No direct impact on range of employment uses and sizes. Option could result in the provision of facilities encouraging tourism, eg shops and supporting non-retail uses such as A3 and A4 uses.	+	+	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	N/a				
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	N/a				
Potential effect of Option on Economic Objectives:							
Option could have a positive impact by creating the framework to enable a wider range of developments to come forward which would assist the local economy.				+	+	+	

Policy HWTC6: Secondary Shopping Frontage Zones: High Wycombe

Changes to boundaries and change of approach from zonal approach to frontage approach

(NB This appraisal also applies to Policy MR2: Secondary Shopping Frontage Zones: Marlow and Policy PR2: Secondary Shopping Frontage Zones: Princes Risborough)

Objective Sustainability	Indicators	Predicted Effects				Comments:	
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Option would have no impact on affordable housing provision Option would have no impact on overall housing provision	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	By encouraging appropriate mixed-use developments, option is likely to lead to a positive or at least neutral impact.	+/0	+/0	+/0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other	1. % residents within 500m of services/facilities	N/a	0	0	0	

	community facilities & services						
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Option would encourage further town centre development thereby consolidate existing settlements.	+	+	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	No effect on open space deficiency – new developments would still be expected to contribute either on-site or off-site to open space. Existing green space would continue to be protected under separate policies.	0	0	0	
Potential effect of Option on Social Objectives:				+	+	+	
Option would enable the development of appropriate town centre uses including an appropriate proportion of retail developments and supporting non-retail uses. This would assist in maintaining the vitality and viability of the District's town centres including secondary frontage zones.							
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	All new developments in the secondary shopping frontage zones would be expected to comply with Policy A16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy.	+	+	++	

	renewable energy & energy conservation						
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road 	N/a				
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> 1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater 	N/a				
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ol style="list-style-type: none"> 1. Area/condition of SSSIs 2. Ancient woodlands 	N/a				
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ol style="list-style-type: none"> 1. Annual Quality Review Programme 2. Ha of open space 	N/a				
11	To conserve & where appropriate enhance the historic environment	<ol style="list-style-type: none"> 1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed 	Where new developments fall within conservation areas or affect listed buildings, protection and enhancement would be required.	0/+	+	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy	<ol style="list-style-type: none"> 1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill 	N/a				

	from waste that has not been recycled or composted						
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	N/a				
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	N/a				
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	N/a				
Potential effect of Option on Environmental Objectives:							
No direct negative impacts and option could create climate for wider range of developments which utilise latest sustainable construction techniques.				+	+	+	
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	By creating an appropriate level of flexibility on changes of use, option could create opportunity for higher value employment activities from appropriate town centre developments.	+	+	+	
17	To achieve a broad balance in the growth of housing, population &	1. Jobs: labour force	Option would have no direct impact on the labour force	0	0	0	

	employment						
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	No direct impact on range of employment uses and sizes. Option could result in the provision of facilities encouraging tourism, eg shops and supporting non-retail uses such as A3 and A4 uses.	+	+	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	N/a				
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	N/a				
Potential effect of Option on Economic Objectives:							
Option could have a positive impact by creating the framework to enable a wider range of developments to come forward which would assist the local economy.				+	+	+	

Policy HWTC7: Special Retail Policy Zones

Creation of a Local Development Order extending permitted development rights for certain changes of use

Objective Sustainability	Indicators	Predicted Effects					Comments:
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (to 2021)	Long term (post 2021)		
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	Option would have no impact on affordable housing provision Option would have no impact on overall housing provision	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	By encouraging appropriate active frontages in the core of the town centre, option is likely to lead to a positive impact.	+	+	+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education,	1. % residents within 500m of services/facilities	N/a	0	0	0	

	recreation & other community facilities & services						
4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	Option would encourage further town centre development thereby consolidate existing settlements.	+	+	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	No effect on open space deficiency.	0	0	0	
Potential effect of Option on Social Objectives:				+	+	+	
Option would enable the development of appropriate town centre uses including an appropriate proportion of retail developments and supporting non-retail uses. This would assist in maintaining the vitality and viability of the District's town centres including secondary frontage zones – this would also provide wider social benefits.							
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	N/a – policy would apply to changes of use only.	0	0	0	

	renewable energy & energy conservation						
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Modal split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road 	N/a				
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> 1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater 	N/a				
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ol style="list-style-type: none"> 1. Area/condition of SSSIs 2. Ancient woodlands 	N/a				
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ol style="list-style-type: none"> 1. Annual Quality Review Programme 2. Ha of open space 	N/a				
11	To conserve & where appropriate enhance the historic environment	<ol style="list-style-type: none"> 1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed 	Zone is within the High Wycombe Conservation Area and contains some listed buildings.	0/*	+	+	Conservation area protection and enhancement would be required. Listed buildings would have to be excluded from the area of the Local Development Order.
12	Minimise waste & then re-use it through recycling or composting or recovering energy	<ol style="list-style-type: none"> 1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill 	N/a				

	from waste that has not been recycled or composted						
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	N/a				
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	N/a				
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	N/a				
Potential effect of Option on Environmental Objectives:							
No direct impacts likely – listed buildings would be excluded from the area affected by the Local Development Order. Retention of active frontages would protect and enhance the conservation area, and would also enhance the quality of the public realm.				+	+	+	
Objective Sustainability	Indicators	Nature of Effect	Predicted Effects			Comments:	
			Assessment of Effect				
			Short Term (to 2011)	Med Term (to 2016)	Long Term (post 2016)		
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	By removing a layer of bureaucracy on local businesses, option could create opportunity for higher value employment activities from appropriate town centre developments.	++	+	0	Policy is limited in terms of longevity and therefore no long term effect
17	To achieve a broad balance in the growth of	1. Jobs: labour force	Option would have no direct impact on the labour force	0	0	0	

	housing, population & employment						
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	No direct impact on range of employment uses and sizes. Option could result in the provision of facilities encouraging tourism, eg shops and supporting non-retail uses such as A3 and A4 uses.	++	+	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	N/a				
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	N/a				
Potential effect of Option on Economic Objectives:							
Option could have a positive impact by removing a layer of bureaucracy for businesses aiming to locate themselves in the area of the Local Development Order – an area currently suffering from a high proportion of empty shop units.				++	+	+	

Policy D1: Desborough Delivery Framework (Preferred Option)

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (2016 to 2021)		Long term (up to 2026)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	<ul style="list-style-type: none"> This policy will contribute to housing allocations and result in the provision of affordable housing. The policy also aims to meet particular local housing need. 	++	++	++	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	<ul style="list-style-type: none"> This policy will address crime through regeneration and the increased legibility of some areas. 	+	+	+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	<ul style="list-style-type: none"> This policy will increase the provision of open space and increase access to community facilities, open space (new and existing) and other facilities/services. 	++	++	++	

4	Encourage a sense of community identity & welfare	<ol style="list-style-type: none"> 1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity 	<ul style="list-style-type: none"> • Certain types of open space may encourage community interaction and integration. The retention of employment areas plus regeneration will address deprivation. 	++	++	++	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ol style="list-style-type: none"> 1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease 	<ul style="list-style-type: none"> • The policy promotes an environment where greater emphasis is placed upon quality open spaces that are conducive to a better quality of life for local residents. 	+	+	+	
Potential effect of Option on Social Objectives:				8x+	8x+	8x+	This policy has a positive impact over a range of areas, including open space, housing and economic regeneration.
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ol style="list-style-type: none"> 1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources 	<ul style="list-style-type: none"> • New homes will be built in line with policy B16 on Sustainable Construction. 	+	++	++	
7	To encourage the use of sustainable methods of transport to reduce	<ol style="list-style-type: none"> 1. Annual NO2 outputs 2. Model split 3. Development by Accessibility Zone 	<ul style="list-style-type: none"> • Product of the policy will be increased cycling and walking where new open space is created and legibility increased. 	+	+	+	

	negative effects on the environment	4. Travel to school methods 5. Road flow per principal road					
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater	• The opening up and restoration of the River Wye should increase the river quality and potentially reduce population where the River Wye currently abuts industrial sites.	++	++	++	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	1. Area/condition of SSSIs 2. Ancient woodlands	• Depending upon the type of open space provided this policy can work in tandem with policy B13 to enhance biodiversity within the District. The opening up of the River Wye will increase biodiversity along the water course.	+	++	++	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	1. Annual Quality Review Programme 2. Ha of open space	• The policy aims to secure open spaces either on site, or where necessary through contributions. This will contribute positively to the character of the District and its landscape.	++	++	++	
11	To conserve & where appropriate enhance the historic environment	1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed	• Maintaining and enhancing existing open space will ensure that historic environments are maintained	+	+	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or	1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

	composted						
13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	• Regeneration should result in the remediation and re-use of contaminated land where this is being redeveloped.	+	+	+	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	• Open spaces provide opportunities for run-off from development to be absorbed and can form part of water management.	+	+	+	
Potential effect of Option on Environmental Objectives:				10x+	12x+	12x+	This policy addresses the legibility of Desborough and as a consequence increases opportunities for cycling, walking and biodiversity enhancement and movement, particularly around the River Wye.
Objective Sustainability		Indicators	Predicted Effects			Comments:	
			Nature of Effect	Assessment of Effect			
				Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)	
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	• This policy will retain key employment sites and through mixed use redevelopments provide modern employment facilities including start-up units.	+	++	++	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	• The regeneration aims of this policy will secure a mix of new housing and employment.	+	++	++	

18	To encourage a diverse economy including a vibrant & sustainable tourism sector	1. Diversity of economy 2. % jobs in tourism sector	• Retention and creation of start-up units and flexible use of buildings encourages creative industries in this area.	+	+	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	• The policy is unlikely to have a significant impact upon the objectives.	?	?	?	Some potential for training through the community facilities and start-up units in the area.
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	• This policy will better integrate Desborough with the town centre reducing separation and addressing deprivation through the access to opportunities and facilities this will create.	+	+	+	
Potential effect of Option on Economic Objectives:				4x+	5x+	5x+	This policy has a positive impact on economic objectives as it seeks to secure regeneration and ensure low-cost start-up units and opportunities for emerging businesses are not lost to housing, whilst also enhancing the wider environment.

Policy D2: Delivering New Open Space and River Corridor Improvements (Preferred Option)

Objective Sustainability	Indicators	Predicted Effects			Comments:		
		Nature of Effect	Assessment of effect				
			Short term (to 2016)	Med term (2016 to 2021)		Long term (up to 2026)	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	1. House prices: earnings 2. Unfit dwellings 3. Housing completions/allocation/commitments 4. Affordable housing built per annum 5. Households on housing register	<ul style="list-style-type: none"> The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	1. Crimes per 1,000 pop 2. Fear of Crime 3. Noise complaints	<ul style="list-style-type: none"> The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	1. % residents within 500m of services/facilities	<ul style="list-style-type: none"> This policy will increase access to open space (new and existing) and other facilities through the creation of new routes. 	0	+	+	

4	Encourage a sense of community identity & welfare	1. % of pop. in worst super output areas 2. Communities living together harmoniously 3. Voter activity	• Certain types of open space may encourage community interaction and integration.	+	+	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	1. Death rate by cause 2. GPs per 1,000 pop 3. Green space per 1,000 pop 4. Conceptions under 18 5. Life expectancy 6. Mortality rates for Coronary Heart Disease	• The policy promotes an environment where greater emphasis is placed upon quality open spaces that are conducive to a better quality of life for local residents.	+	+	+	
Potential effect of Option on Social Objectives:				2x+	3x+	3x+	This policy will have a positive impact upon the community in terms of access to open space and the resulting health and integration benefits.
Objective Sustainability	Indicators	Nature of Effect	Assessment of Effect			Comments:	
			Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	1. No. of buildings achieving a 'very good' or 'excellent' BREEAM (EcoHomes) rating 2. Improvement in energy efficiency of dwellings 3. Energy use per household 4. Electricity from renewable resources	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	1. Annual NO2 outputs 2. Model split 3. Development by Accessibility Zone 4. Travel to school methods 5. Road flow per principal road	• Product of the policy will be increased cycling and walking where new routes open spaces are created.	+	++	++	

8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ol style="list-style-type: none"> 1. Rivers of Good/fair quality 2. Water leakage rates 3. Water use & availability 4. Water conservation 5. Use of 'grey water' 6. Control of effluent 7. Incidents of water pollution 8. Quality & quantity of groundwater 	<ul style="list-style-type: none"> • The opening up and restoration of the River Wye should increase the river quality and potentially reduce population where the River Wye currently abuts industrial sites. 	++	++	++	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ol style="list-style-type: none"> 1. Area/condition of SSSIs 2. Ancient woodlands 	<ul style="list-style-type: none"> • Depending upon the type of open space provided this policy can work in tandem with policy B13 to enhance biodiversity within the District. The opening up of the River Wye will increase biodiversity along the water course. 	+	++	++	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ol style="list-style-type: none"> 1. Annual Quality Review Programme 2. Ha of open space 	<ul style="list-style-type: none"> • The policy aims to secure open spaces either on site, or where necessary through contributions. This will contribute positively to the character of the District and its landscape. 	++	++	++	
11	To conserve & where appropriate enhance the historic environment	<ol style="list-style-type: none"> 1. No. of Listed buildings lost/at risk 2. Loss/damage to scheduled ancient monuments 3. % of Conservation Area Character Surveys completed 	<ul style="list-style-type: none"> • Maintaining and enhancing existing open space will ensure that historic environments are maintained 	+	+	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ol style="list-style-type: none"> 1. % of household waste recycled, composted, used for energy recovery 2. % of demolition/ construction waste to landfill 	<ul style="list-style-type: none"> • The policy is unlikely to have a significant impact upon the objectives. 	0	0	0	

13	To conserve soil resources & quality	1. Areas of contaminated land. 2. Loss of agricultural land	• Policy will result in the remediation and re-use of contaminated land where this is being redeveloped to provide open space.	+	+	+	
14	To improve the efficiency of land use through the re-use of previously developed land	1. % homes build on previously developed land/ Greenfield land 2. Density of housing 3. % of commercial development on previously developed land/ Greenfield land	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
15	To minimise the risk of flooding (in relation to both new & existing development)	1. Development in Flood Zones 2 & 3 2. Properties effected by fluvial floods 3. Frequency of Fluvial floods	• Open spaces provide opportunities for run-off from development to be absorbed and can form part of water management.	+	+	+	
Potential effect of Option on Environmental Objectives:				9x+	11x+	11x+	This policy has a very positive impact upon environmental objectives in Desborough. Opening up the Wye and increased green space will enhance biodiversity whilst also providing routes for cycling and walking.
Objective Sustainability		Indicators	Predicted Effects			Comments:	
			Nature of Effect	Assessment of Effect			
Short term (to 2016)	Med term (2016 to 2021)	Long term (up to 2026)					
16	To encourage economic growth & competitiveness	1. Change in VAT businesses 2. Change in local jobs 3. Output of local economy 4. No. of K1 businesses in District	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
17	To achieve a broad balance in the growth of housing, population & employment	1. Jobs: labour force	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
18	To encourage a diverse economy including a vibrant	1. Diversity of economy 2. % jobs in tourism sector	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	

	& sustainable tourism sector						
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	1. % 15 yr olds with 5 or more GCSEs A*-C	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
20	To reduce levels of social polarisation & levels of deprivation	1. % of pop. in worst super output areas 2. Unemployed for more than 1yr	• The policy is unlikely to have a significant impact upon the objectives.	0	0	0	
Potential effect of Option on Economic Objectives:				0	0	0	This policy is unlikely to have a significant impact upon economic objectives.

Appendix 2.0 Sustainability Appraisal of specific sites

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Rural Areas

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Preferred Option: Mixed Use 50% Residential 50% Business (B1)

PBA10 Easton Street

Preferred Option: Prime Business Area

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> No effect 	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> No effect 	0	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Most facilities within 1km of site. 	++	Also close to the railway station
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> No effect 	0	Not in area of deprivation but could benefit
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> 	+	No impact on open space Good access to the Rye
Potential effect of Option on Social Objectives:				
Minor positive effect on Social Objectives			+	
Sustainability Objective				Comments:
			Assessment of effect	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy	<ul style="list-style-type: none"> No effect 	0	Maybe possible if new development occurs

	conservation.			
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> • Zone 1 • Very accessible location 	++	Good access to rail and bus stations, potential to improve access to railway station
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> • No effect 	0	Maybe possible if new development occurs
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> • No effect 	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> • No effect 	0	Site contains a designated green space, but no redevelopment proposed
11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> • No effect 	0	Site contains a number of listed buildings and a Scheduled Ancient Monument located on the south east boundary of the site, but no redevelopment proposed.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> • No effect 	0	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> • No effect 	0	
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> • 100% PDL 	++	Site is reasonably High Density, limited potential to increase
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> • Site in Zone 1 	++	
Potential effect of Option on Environmental Objectives:				
Overall positive effect on environmental objectives			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> • Positive effect 	++	

17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> No effect 	0	No additional residential development allowed as a result of this allocation
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Positive effect 	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> Unsure effect 	?	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Overall positive 	+	
Potential effect of Option on Economic Objectives:				
Overall positive effect on Economic objectives			+	
Potential effect of Option on All Sustainability Appraisal Objectives:				
Overall identification of this existing employment area as a prime business area has positive effects due to being in a very accessible location, any redevelopment that occurs would utilise renewable technologies and would provide higher value employment opportunities.			+	

PBA12 Council Offices and Royal Mail Sorting Office

Preferred Option: Prime Business Area with flexible uses on ground floor

Sustainability Objective	Predicted Effects		Comments:
	Nature of Effect	Assessment of effect	
1 To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> No residential development proposed 	0	
2 To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Unsure 	?	Continuation of current use may not result in any significant change.
3 To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education,	<ul style="list-style-type: none"> Zone 1 Within 30 minutes public transport time of local facilities. 	++	

	recreation & other community facilities & services			
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> • Within built up area of High Wycombe. • Yes an improvement to the Super Output Area which does experience some level of deprivation. 	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> • There are playing fields immediately to the south and east of the site. • Heavily trafficked surrounding road network. Some attenuation to mitigate any impacts may need to be considered. 	+	
Potential effect of Option on Social Objectives:				
Overall positive in achieving social objectives			+	
Sustainability Objective			Assessment of effect	Comments:
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> • New development will be required to meet new sustainable construction standards 	++	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> • Zone 1 • Highly accessible location 	++	Good access to rail and bus stations
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> • New development will be required to meet new sustainable construction standards 	0	No water supply or sewage system problems, should have no affect on water quality
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> • Neutral effect 	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> • Neutral effect 	0	Valley bottom site, no landscape designations affected , no green space within site
11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> • Unsure of effect 	?	Site located within Conservation Area
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste	<ul style="list-style-type: none"> • Insignificant effect 	0	

	that has not been recycled or composted			
13	To conserve soil resources & quality	<ul style="list-style-type: none"> Positive effect 	+	Not agricultural land, no evidence of contamination
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> 100% PDL 	++	Opportunity to increase the intensity of use of land
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Insignificant effect 	+	Approx. 5% of site located within flood zone 2, remainder in flood zone 1, no risk from other sources
Potential effect of Option on Environmental Objectives:				
Overall positive in achieving environmental objectives			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Positive effect 	++	Primarily office type employment with scope for other commercial uses
17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> Neutral effect 	0	No residential proposed
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Positive effect 	+	Site large enough to provide range of employment uses and size of units
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> Unsure of effect 	?	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Positive effect 	++	Site retained in employment use, also possible creation of range of jobs close to an area of deprivation
Potential effect of Option on Economic Objectives:				
Overall positive in meeting economic objectives			+	
Potential effect of Option on All Sustainability Appraisal Objectives:				
Overall identification of these 2 sites with degree of flexibility as a prime business area has positive effects due to being in a very accessible location, any redevelopment that occurs would utilise renewable technologies and would provide higher value employment opportunities.			+	

MU9 Dovecot remainder

Preferred Option: Mixed use development - retail, residential, office and hotel uses

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Positive 	++	Scope to include flats on upper floor of this redevelopment
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> No effect 	0	No evidence of that area is subject to crime or anti-social behaviour
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Zone 1 The site has good accessibility to the town centre, and would thus benefit any residents 	+	
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Within existing built up area of High Wycombe – Consolidate or enhance. Area is considered to suffer significant deprivation – it is in the lowest 25 percent for areas in Council area. 	+	The site is on the main Archway route through town, and will also be on the main through route following the re-working of the road network as part of the masterplan proposals. The visual appearance of the redevelopment can thus make a significant contribution to improving the overall image of the town.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> Site is in an open space deficiency area. Site is adjacent railway line which is a source of moderate levels of noise and poorer air quality. 	+	Mitigation is certainly possible to manage some factors.
Potential effect of Option on Social Objectives:				
Overall positive effect on social objectives			+	

Sustainability Objective			Assessment of effect	Comments:
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> New development will be required to meet new sustainable construction standards 	+	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Zone 1 The site is within the town centre, and within a short walk of the new bus station. It is a highly sustainable location which will enable access by non-car modes 	++	This site is suitable for uses that generate intensive travel demand.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> New development will be required to meet new sustainable construction standards 	0	No water supply or sewage system problems, should have no affect on water quality
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> Neutral effect 	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Neutral effect 	0	Valley bottom site, no landscape designations affected , no green space within site
11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> Unsure 	?	One listed building within allocation, potential to improve setting through the redevelopment of the surrounding area
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Insignificant effect 	0	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> No effect 	0	Not agricultural land, no evidence of contamination
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> 100% PDL 	++	Redevelopment of former car park means more efficient use will made of the site.

15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Insignificant effect 	+	Approx. 40% of site located within flood zone 2, remainder in flood zone 1, no risk from other sources
Potential effect of Option on Environmental Objectives:				
Overall positive in achieving environmental objectives			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Positive effect 	++	Inclusion of offices means higher value activities can be provided
17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> Positive effect 	+	Allocation includes residential development
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Positive effect 	++	Inclusion of Offices, hotel and retail creates a range of employment and provides overnight accommodation
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> unsure 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Positive effect 	+	Redevelopment of site creates new employment opportunities, is a mixed use development and is close to the proposed new Amersham Wycombe college site
Potential effect of Option on Economic Objectives:				
Overall positive effect on achieving economic objectives			+	
Potential effect of Option on All Sustainability Appraisal Objectives:				
Redevelopment of this site for a mixed use has a potentially positive effect on all sustainability objectives as it has the potential to provide a range of uses in a very accessible location, which is also previously developed land			+	

MU15 Swan Frontage (*Fire Station/ Police Station/Liberal Club and land at Abbey Way Gyratory*)

Preferred Option: *Mixed use predominantly office development with scope for other uses including cultural/entertainment, retail, hotel and residential*

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Positive effect 	+	Scope for residential to be included in proposal
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Unsure of effect 	?	Relocation of police station could have an impact
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Positive effect 	++	Site is located within town centre with access services and facilities
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Positive effect 	++	Redevelopment of this site should open up the front of the Swan theatre and make the isolated large green space in the middle of the abbey way gyratory accessible , consolidating a key gateway to the town centre and providing employment close to an area of deprivation. Important to identify suitable new locations of liberal club and British Legion
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> Positive effect 	++	Redevelopment of this site should open up the front of the Swan theatre and make the isolated large green space in the middle of the abbey way gyratory accessible, removal of the abbey way flyover will also result in a decrease in the noise pollution and improvement in air quality.

Potential effect of Option on Social Objectives:				
Overall this allocation has the potential to have a very positive impact on delivering social objectives			++	
Sustainability Objective			Assessment of effect	
			Comments:	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> New development will be required to meet new sustainable construction standards 	++	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Zone 1 Highly accessible location 	++	Good access to rail and bus stations
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> New development will be required to meet new sustainable construction standards 	+	No water supply or sewage system problems, potential to incorporate SUDS as River Wye runs through site and there is potential to re-open further stretches of the river should have no affect on water quality
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> Positive effect 	+	Potential to re-open the River Wye and enhancement of existing stretch creating/improving habitat
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Positive effect 	++	No landscape designations, increases in amount of accessible green/open space and opportunity to create land mark building at gateway to Town
11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> Positive effect 	+	Partly located in Conservation area, but redevelopment and removal of abbey way flyover offer opportunities to greatly improve this side of the town centre
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Insignificant effect 	0	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> Positive effect 	+	Not agricultural land, no evidence of contamination

14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> 100% PDL 	++	Opportunity to increase the intensity of use of land
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> 	+	Majority of the site located within Flood Zone 2
Potential effect of Option on Environmental Objectives:				
Overall positive in achieving environmental objectives			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Positive effect 	++	Provision of offices will create higher value jobs
17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> Limited effect 	+	Limited as residential not a significant element of the proposed allocation
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Positive effect 	+	Likely to be large offices, inclusion of hotel and cultural/entertainment uses will contribute towards encouraging tourism
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> Unsure of effect 	?	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Positive effect 	++	Site retained in employment use, also possible creation of range of jobs close to an area of deprivation
Potential effect of Option on Economic Objectives:				
Overall positive in achieving social objectives			++	
Potential effect of Option on All Sustainability Appraisal Objectives:				
The creation of a landmark development on a key site will establish a key node at one of the gateways into the town centre of High Wycombe. The development of this site can reinforce the identity for High Wycombe in addition to other key town centre redevelopments.			++	

Policy MU27: Chilterns Shopping Centre

Option 1: Mixed-use Allocation with predominantly retail

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Option could contribute towards providing affordable housing opportunities and meeting overall housing requirements. 	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> By creating new uses and regenerating the site, the option is likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour. 	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> Site is intrinsically accessible being located in the heart of High Wycombe town centre and option would facilitate a greater variety of uses. 	++	
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Positive impact likely as regeneration of key town centre site is likely to have benefits in the wider town including super output areas of social deprivation, linked regeneration of Frogmoor would contribute towards encouraging a sense of community identity 	++	
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Option would have no effect on open space deficiency although any new floorspace will be expected to contribute on-site or off-site open space according to latest standards and requirements. Option paves the way for commercial leisure within the site. Site does not suffer from poor air quality or noise sources. 	0	
Potential effect of Option on Social Objectives:			++	
Option would be a catalyst to regenerating a key town centre site and having spin-off benefits for the wider community.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	

6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> Site would be expected to comply with Policy B16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. New development may allow for the introduction of new design techniques into the construction 	++	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zone 1 Site is in the heart of High Wycombe town centre, near to extremely frequent bus and train services to a wide range of locations. Surrounding pedestrianised streets suitable for use by cyclists. Site can be safely accessed by foot and car, and option would not have an adverse impact on the transport network. 	++	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Redevelopment of existing site so unlikely to be constraints on water supply, sewerage system or an effect on the quality of water resources. 	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> No effect 	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> No effect 	0	
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> The site is within the High Wycombe Conservation Area and there is one Grade II listed building on the site. However policy states that any proposals should protect and enhance the conservation area, so potential positive effects. 	0/+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available through new domestic construction and waste collection. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> N/a 	0	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> All of the site is previously developed. 	++	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Site is in Flood Zone 1. 	++	
Potential effect of Option on Environmental Objectives:			++	
Option would provide environmental enhancements for a key part of the town centre. No adverse effects likely.				
Sustainability Objective		Predicted Effects		Comments:

		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> No higher value employment activities envisaged as part of the option 	-	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> Option could increase labour supply through residential development 	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Positive impact – option includes hotel, pub and restaurant which would all encourage tourism 	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> No direct effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Option would provide employment opportunities as part of retail and leisure uses. 	+	
Potential effect of Option on Economic Objectives:			+	
Option would help regenerate site and assist economy of the district by providing facilities for a mix of uses including those which would support tourism.				
POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:			++	
Option has potentially significant social and economic positive effects, and also could deliver environmental enhancements.				

Option 2: Retention of Chiltern Shopping Centre as primary shopping frontage zone

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> No contribution towards housing or affordable housing as policy does not envisage housing on the site. 	0	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> No change so the option would be likely to lead to either a neutral or negative impact on levels of crime and anti-social behaviour. 	0/+	
3	To improve accessibility to essential services & facilities & to provide	<ul style="list-style-type: none"> Site is intrinsically accessible being located in the heart of High Wycombe town centre but option would not facilitate new, or a 	0/+	

	opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	greater variety of, uses.		
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> No impact as no change under this option. 	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Option would have no effect on open space deficiency Site does not suffer from poor air quality or noise sources. 	0	
Potential effect of Option on Social Objectives:			0	
Option would have no discernable impact in terms of social benefits as no change would be envisaged to a failing part of the town centre.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
6	To reduce contributions to climate change through: <ul style="list-style-type: none"> c) Sustainable building practices d) Maximising the potential for renewable energy & energy conservation 	<ul style="list-style-type: none"> Development proposals would be expected to comply with Policy A16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy but option does not envisage new build. 	0	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zone 1 Site is in the heart of High Wycombe town centre, near to extremely frequent bus and train services to a wide range of locations. Surrounding pedestrianised streets suitable for use by cyclists. Site can be safely accessed by foot and car, and any uses or development here would not have an adverse impact on the transport network. 	++	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> No change under this option so unlikely to have an effect on water supply, sewerage system or an effect on the quality of water resources. 	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> No effect 	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> No effect 	0	
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> The site is within the High Wycombe Conservation Area and there is one Grade II listed building on the site. No change envisaged under this option so no impact either way. 	0	

12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available through new domestic construction and waste collection although no new build envisaged under this option. 	0	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> N/a 	0	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> All of the site is previously developed. 	++	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Site is in Flood Zone 1. 	++	
Potential effect of Option on Environmental Objectives:			+	
No adverse effects likely from this option but no significant enhancements either.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> No higher value employment activities envisaged as part of the option 	+	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> No effect on labour supply 	0	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> No effect 	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> No direct effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> No effect 	0	
Potential effect of Option on Economic Objectives:			+	
Option would do nothing to assist with regenerating a key part of the town centre which is currently struggling.				
POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:			0	
Option would fail to deliver social and economic positive effects.				

Option 3: More Flexible Policy Designation

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Option could contribute towards providing affordable housing opportunities and meeting overall housing requirements. 	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> By creating new uses and regenerating the site, the option is likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour. 	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> Site is intrinsically accessible being located in the heart of High Wycombe town centre and option would facilitate a greater variety of uses. 	++	
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Positive impact possible as regeneration of key town centre site is likely to have benefits in the wider town including super output areas of social deprivation. However lack of control over new uses could mean new uses which add little to the opportunities for super output areas of social deprivation or even a negative impact. 	+/0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Option would have no effect on open space deficiency although any new floorspace will be expected to contribute on-site or off-site open space according to latest standards and requirements. Option paves the way for leisure uses within the site but lack of control over uses mean some future uses which have negative impacts. Site does not suffer from poor air quality or noise sources. 	0/+	
Potential effect of Option on Social Objectives:			+	
Option would be a catalyst to regenerating a key town centre site – however the lack of control over future uses means potential loopholes for those with a neutral or even negative impact.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
6	To reduce contributions to climate	<ul style="list-style-type: none"> Site would be expected to comply with Policy A16 on Sustainable 	+	

	change through: e) Sustainable building practices f) Maximising the potential for renewable energy & energy conservation	Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. <ul style="list-style-type: none"> New development may allow for the introduction of new design techniques into the construction 		
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zone 1 Site is in the heart of High Wycombe town centre, near to extremely frequent bus and train services to a wide range of locations. Surrounding pedestrianised streets suitable for use by cyclists. Site can be safely accessed by foot and car, and option would not have an adverse impact on the transport network. 	++	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Redevelopment of existing site so unlikely to be constraints on water supply, sewerage system or an effect on the quality of water resources. 	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> No effect 	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> No effect 	0	
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> The site is within the High Wycombe Conservation Area and there is one Grade II listed building on the site. However lack of control envisaged in policy could mean inability to secure enhancements to the conservation area, so potential negative effects. 	0/+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available through new domestic construction and waste collection. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> N/a 	0	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> All of the site is previously developed. 	++	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Site is in Flood Zone 1. 	++	
Potential effect of Option on Environmental Objectives:			+/+	
Option could provide environmental enhancements for a key part of the town centre but lack of control envisaged in policy could lead to adverse as well as positive effects.				
Sustainability Objective		Predicted Effects		Comments:

		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> No higher value employment activities envisaged as part of the option 	+	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> Option could increase labour supply through residential development 	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Positive impact possible but lack of control over future uses would not guarantee uses which support tourism or a diverse economy 	+/0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> No direct effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Option could provide employment opportunities as part of retail and leisure uses but lack of control over future uses would not guarantee uses which provide these. 	+/0	
Potential effect of Option on Economic Objectives:			+/0	
Option would help regenerate site but no guarantee of how positive the effect would be due to lack of control envisaged in the policy.				
POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:			+	
Option could deliver social and economic positive effects but potentially at the risk of causing negative environmental effects.				

Policy MU31: Wycombe General Hospital

Continuing Hospital Use with flexibility for residential and office uses on defined segments of the site

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Option could contribute towards providing affordable housing opportunities and meeting overall housing requirements. 	+	
2	To reduce crime, fear of crime & anti-	<ul style="list-style-type: none"> Option likely to lead to a positive or at least neutral impact on 	0/+	

	social activity through the creation of safer places to live & work.	levels of crime and anti-social behaviour.		
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> Site is intrinsically accessible being located in High Wycombe town centre and option would facilitate a greater variety of uses as well as supporting the continued use and consolidation of the hospital use. 	++	
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Positive impact likely. 	+	
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Option would have no effect on open space deficiency although any new floorspace will be expected to contribute on-site or off-site open space according to latest standards and requirements. Site does not suffer from poor air quality or noise sources. 	0	
Potential effect of Option on Social Objectives:			++	
Option would have a positive effect by allowing a mix of uses and by supporting continuing operation of the hospital at this town centre site.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
6	To reduce contributions to climate change through: <ul style="list-style-type: none"> a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation 	<ul style="list-style-type: none"> Any new-build would be expected to comply with Policy A16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. New development may allow for the introduction of new design techniques into the construction 	++	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zone 3 Site is in High Wycombe town centre, adjacent to the park and ride high frequency bus route. Site can be safely accessed by car, and option would not have an adverse impact on the transport network. Access by foot involves crossing busy road and/or steep gradient. Policy envisages improvements to access to the site for pedestrians and bus users. 	+	Improvements to pedestrian access to the site, including for bus users, would be needed.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Redevelopment and intensification of use of existing site so unlikely to be constraints on water supply, sewerage system or an effect on the quality of water resources. 	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> No effect 	0	
10	To protect & enhance the landscape &	<ul style="list-style-type: none"> No effect 	0	

	townscape character of the District & in particular, those areas of designated importance			
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> Not within a conservation area but is adjacent to the Wycombe Abbey Conservation Area. 	0	Proposals would need to respect the setting of the adjacent conservation area.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available through new domestic construction and waste collection. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> N/a 	0	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> All of the site is previously developed. 	++	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Site is in Flood Zone xx. 		
Potential effect of Option on Environmental Objectives:			++	
Option could provide environmental enhancements for a key part of the town centre. No significant adverse effects likely.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Potentially offices envisaged on part of the site as one possible option – would provide higher value employment opportunities, as would continuing hospital use. 	++	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> Option could increase labour supply through residential development 	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Positive impact – option includes continuing hospital use and mix of supporting uses. 	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> No direct effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> No direct effect. 	0	

<p>Potential effect of Option on Economic Objectives:</p> <p>Option would help maintain future use of site as both operational hospital use and with a supporting mixture of supporting uses.</p>	+	
<p>POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:</p> <p>Option would have positive social, economic and environmental effects.</p>	++	

RES56 Suffield Road

Preferred Option: Residential Development

Sustainability Objective	Predicted Effects		Comments:
	Nature of Effect	Assessment of effect	
1 To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Positive effect 	++	Residential development proposed for scheme. Location of site will be prominent when a new alternative route for the A40 is provided through the gas works site. Therefore development of this site will need to be a high quality.
2 To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> No effect 	0	No evidence that area is subject to crime or anti-social behaviour.
3 To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Positive effect 	++	Site is in accessible location, close to town centre and bus station.

4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Positive effect 	+	Development of site will be of high quality, being located on the new A40 route. The visual appearance of the redevelopment can thus make a significant contribution to improving the overall image of the town.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> Unsure of effect 	0	Site will be located close to new A40 route so there may be some noise pollution issues.
Potential effect of Option on Social Objectives:				
Overall positive effect on social objectives			+	
Sustainability Objective			Assessment of effect	Comments:
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> Positive effect 	+	New development will be required to meet new sustainable construction standards
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Positive effect 	++	Site is very close to town centre and bus station and therefore could facilitate a car-free development.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Insignificant effect 	0	New development will be required to meet new sustainable construction standards
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> Neutral effect 	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Positive effect 	+	High quality standard of development in prominent position will enhance the townscape of the area.
11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> Neutral effect 	0	

12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Insignificant effect 	0	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> No effect 		
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> Positive effect 	+	100% PDL Opportunity to increase the intensity of use of land
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Insignificant Effect 	+	Site within Floodzone 1. No other risks identified.
Potential effect of Option on environmental Objectives:				
Overall positive effect on environmental objectives			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Neutral effect 	0	Proposals are for residential development only
17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> Positive effect 	+	Allocation for residential development.
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Neutral effect 	0	Proposals are for residential development only
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> Unsure of effect 	?	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Neutral effect 	0	Site to remain in residential use
Potential effect of Option on Economic Objectives:				
Overall positive effect on economic objectives			+	

<p>Potential effect of Option on All Sustainability Appraisal Objectives:</p> <p>The creation of a residential development in this location will create a sustainable development as the site is easily accessible and close to key services and facilities. A high quality development will have a positive impact on the environment in this area. There is limited positive impact on economic objectives as the development is for residential use only.</p>	<p style="text-align: center;">+</p>	

HUGHENDEN DISTRICT

Former Compair (MU16)

Preferred Option: *Mixed use predominantly Business uses, Amersham Wycombe College, Student Accommodation, a Continuing Care Residential Community (CCRC) and limited residential development*

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Positive effect 	+	Provision of housing as part of development scheme will contribute to meeting overall housing requirements, conventional housing likely to be a minor part of scheme, likely to be a small amount of affordable housing, special residential will meet needs of aging population and student population.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Positive effect 	++	Site has attracted vandalism since factory closure, potential to include design elements that discourage crime, including vandalism and other anti social behaviour.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Positive effect 	++	Shops, primary schools and GP surgeries are within 500m. The provision of a new road link and an off-road pedestrian and cycle route into the town centre through the site, will improve access. Plus new facilities are likely to be provided as part of the CCRC and College.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Positive effect 	+	Site is within the existing built up area of High Wycombe. Redevelopment of the factory site would create a significant improvement both for residents that abut the site, and also for those on the surrounding hills that overlook the site.

5	Improve & maintain health & well-being of the population & reduce inequalities in health		+	Site is in an open space deficiency area and not effected by major noise sources. Provision of a green space corridor along the Hughenden Stream will create a Linear Park arrangement through the site providing connections within the site and for those areas surrounding the site.
Potential effect of Option on Social Objectives: Site has good access to town centre. An integrated mixed use development of the site has the scope to significantly improve community identity and well being in the area.			++	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> New development will be required to meet new sustainable construction standards 	++	Developments on the site would be connected to a combined heat and power plant that would be able to offer district heating and power.
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Positive effect 	+	Site is Zone 3 but is within 400m of a 15min bus service, the provision a new road and pedestrian/cycle link through the site between town centre to the and Hughenden Park will encourage people to walk and cycle from town. Redevelopment of this and the adjacent site will allow for improved public transport provision Development of this site will provide an additional route into town and remove the need to widen Hughenden Road.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Unsure of effect on sewage capacity Effect on quality of water resources unknown. 	?/ +	Unclear if Sewerage network capacity in this area is able to support the demand anticipated from this development., Thames Water raise concerns but part of site already consented and under construction. Site in a potential groundwater emergence area – FRA required to assess level of risk. Issues around the lack of flow in the Hughenden Stream – measures on this site regarding sustainable urban drainage could help to mitigate for this to some extent.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> Positive impact 	++	The establishment of a green corridor along the Hughenden Stream will improve the degraded stream environment and potential for habitat creation, May be protected species on site (are old records of slow worm/common lizard ERC), hedgerow/wildlife corridor runs along High Wycombe Pit RIG.

10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Positive effect 	+	Redevelopment could have a positive impact on existing views and wider landscape as this is a prominent valley bottom site with sides densely developed.
11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> Limited effect 	+	No listed buildings on site, but historic uses of factory.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Positive effect 	+	New development would offer an opportunity for recycling during construction and through the life of the development. CHP has potential to utilise variety of fuel sources including wood waste.
13	To conserve soil resources & quality	<ul style="list-style-type: none"> Positive effect 	+	Site is not high grade agricultural land, appropriate assessment required to assess contamination.
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> Positive effect 	++	Site is PDL
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> 	+	Majority of site in Flood Zone 1 13% of the eastern side of the site is in Flood Zone 2, majority of site is also in a potential groundwater emergence area – FRA required to assess level of risk.
Potential effect of Option on Environmental Objectives:				
Overall significant potential to have a positive impact on delivering environmental objectives through improving the impact of the site on the townscape and locality, creating a new link through the site and enhancing/improving existing habitats			++	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Nature of Effect	Assessment of Effect
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Positive effect 	+	A proportion of the site will be set aside for employment.
17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> Positive effect 	+	The mixed use nature of the site will ensure that employment land is retained on the site and the residential element of the site will offer a range of housing options for a mix of the community thus adding to the labour force.

18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Positive effect 	+	There is no tourism element of the development. There is scope for an enterprise hub with ancillary facilities (including conference/meeting/catering) This option is linked with what opportunities may be considered as part of the Del al Rue site.
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> Positive effect 	++	Relocation of Amersham Wycombe college to the site will provide major training opportunities
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Positive effect 	++	Retention of part of site in employment use, as part of a mixed use development close to an area of deprivation, site will also include Amersham Wycombe college
Potential effect of Option on Economic Objectives:				
Overall significant potential to have a positive impact on delivering economic objectives, through provision of a range employment opportunities, education and mixed uses			+	
Potential effect of Option on All Sustainability Appraisal Objectives:				
Redevelopment of this site has the potential to make a positive contribution towards achieving all of the sustainability objectives through the inclusion of a range of employment opportunities, specialist residential development, enhanced links between the town centre and the edge of the town, improvements in open space and habitats and the reduced visual impact of the site.			++	

Former De La Rue (MU17)

Preferred Option: Mixed use 70% Residential 30% Business

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Positive effect 	++	Potential to make a significant contribution towards affordable housing.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Positive effect 	++	Site has been subject to vandalism since factory closure plus potential to include design elements that discourage crime, including vandalism and other anti social behaviour.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities& services	<ul style="list-style-type: none"> Positive effect 	++	Shops within 500m other services and facilities are within 800metres. The provision of a new road link and an off-road pedestrian and cycle route into the town centre through the site, will improve access. Plus facilities associated with CCRC and College on adjacent Compar site
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Positive effect 	+	Site is within the existing built up area of High Wycombe. Redevelopment of the factory site would create a significant improvement both for residents that about the site, and also for those on the surrounding hills that overlook the site.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> Site is in an open space deficiency area. Sport, leisure and recreational facilities are within 800metres of site Not effected by major noise sources 	+	Introduction of a green space corridor along the Hughenden Stream will create a Linear Park arrangement through the site providing connections within the site and for those areas surrounding the site. Site may be able to offer developer contributions for open space/facilities provision.

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
Potential effect of Option on Social Objectives: Site has good access to town centre. Will contribute significantly towards meeting overall housing needs – including affordable housing. An integrated mixed use development of the site has the scope to significantly improve community identity and well being.				
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> New development will be required to meet new sustainable construction standards 	++	Developments on the site will be designed to enable use of shared district heating network with adjacent Compair site.
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Zone 3 Site within 400m of 15 min bus service. 	+	The provision of the green link from Hughenden Park, through the site, as part of a green link into the town centre, will provide for a quality environment to encourage people to walk and cycle into town. Hughenden Valley Corridor is identified as a Priority Congestion Management Corridor in the Local Transport Plan. Congestion and travel capacity improvements are likely to be required. A full Transport Assessment will be required to identify the likely impact of the development and the extent of mitigating measures. Development of this site could provide a new road and remove the need to widen Hughenden Road.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Constraints on water supply network to the site have been identified by Thames Water. Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Effect on quality of water resources unknown. 	-	Once funding approved by regulator, up to 3 years required if upgrade to network required (Thames Water comments October 2006). Issues around the lack of flow in the Hughenden Stream – measures on this site regarding sustainable urban drainage could help to mitigate for this to some extent.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> There will be an impact on a local or national designated site Good potential for habitat creation through proposed and green corridor 	+	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> No existing open space. Option would have a positive impact on existing views or wider landscape. 	++	Impact will be upon Hughenden Park/Manor and an adjoining Area of Outstanding Natural Beauty forming part of the Green Belt to the north of High Wycombe. Option includes consideration of open space in the form of a linear as part of the preferred option. Any impacts upon existing views would be a positive improvement on the existing situation.

11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> Improvement - Development on the site would have an impact on adjoining designated site. 	+	Careful regard for the interface between the subject land and the Hughenden Park will form a key component of the overall vision and master plan for the overall development of this site.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> New development would offer an opportunity for recycling during construction and through the life of the development. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> Soil Classification is Urban. None of the site is high quality agricultural land. 	+	Contamination: Appropriate investigations and subsequent mitigation measures will be required for any mixed use development containing residential located on non residential Brownfield land.
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> All of site previously developed. 	++	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Majority of site in Flood Zone 1 Very small portion of the north eastern corner of the site is identified as being in Flood Zone 2 – Low to Medium 	+	Potential to use sustainable urban drainage techniques.
Potential effect of Option on Environmental Objectives:				
Significant potential to improve townscape and locality through redevelopment of the site. .			++	
Pedestrian linkages within site and between surrounding communities can also be enhanced through redevelopment.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Nature of Effect	Assessment of Effect
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Negative 	-	30% of site to be retained in employment uses, likely to be light industrial.
17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> Positive 	++	70% of site to be developed for residential uses
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Negative 	-	Size of area to be retained in employment uses unlikely to provide a range of uses and sizes, no tourism element is proposed.
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> Neutral 	0	No loss or gain of training/educational facilities, possible link up to college on adjacent De La Rue site.

20	To reduce levels of social polarisation & levels of deprivation	1.	+	Employment land is retained as part of a mixed use development, offering limited employment opportunities given only 30% of site will be for employment, site is also within area of deprivation.
Potential effect of Option on Economic Objectives:				
Opportunity to achieve a range of economic objectives for the benefit of the immediate locality and High Wycombe.			+	
Potential effect of Option on All Sustainability Appraisal Objectives:				
This proposed mix of uses shows a good positive effect across social, environmental and economic criteria			++	

M40 GATEWAY

For appraisal of site packages for the Daws Hill/Abbey Barn area, see Daws Hill & Abbey Barn Planning and Infrastructure Framework report (Colin Buchanan, 2009)

BSS1 RAF DAWS HILL

Alternative Option 1: Residential (including potential neighbourhood centre)

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> ▪ Option would make significant contribution towards meeting housing requirements and contributing towards affordable housing. 	++	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> ▪ A coordinated redevelopment will help improve upon the environment around the site thus improving the safety in and around the station. 	+	Achievement of objective also dependent on detailed design.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> • Site is not within 500m of any of the identified services and facilities other than the Roman Catholic Schools on Daws Hill Lane (which draw their pupils from a much wider area than normal state schools). • School on site but now closed and served forces children only. • Nearest part of site around 1km crow flies distance from High Street in town centre with its wide range of facilities and services, but considerably longer walk distance together with substantial topographical change. • Site is not close to any existing employment areas 	--	<p>Improvements to accessibility required.</p> <p>Provision of a multi-functional community building, local shops, primary school and other local facilities would be required on or near the site – as part of neighbourhood centre. Potential synergies if developed alongside Abbey Barn South. Contribution to a range of other off-site community facilities could be sought, in line with Developer Contributions SPD.</p> <p>Improved pedestrian and cycle connectivity to the town centre required, including potentially direct high quality routes through</p>

				Wycombe Abbey School and Deangarden Wood.
4	Encourage a sense of community identity & welfare	<ul style="list-style-type: none"> • Within existing built up area of High Wycombe although on the edge and not particularly accessible. 	0	Accessibility improvements highlighted elsewhere will assist with integration in the community.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> • Site is in an open space deficiency area. • Site is 900m crow flies distance from Wycombe Sports Centre (longer walking distance) • Sports hall on site but now closed • There is some noise and potentially air pollution associated with the nearby M40. 	-	Improved and more direct walking/cycling links to the sports centre should be provided. Noise and pollution issues will require appropriate mitigation. On site provision of open space, playing pitches etc required – scope for some joint provision associated with the Abbey Barn South site if brought together comprehensively. Also scope for improved footpath access to adjoining woodland areas.
Potential effect of Option on Social Objectives: Option will also make major contribution to provision of housing/affordable housing, but concerns regarding access to services and facilities that will require significant improvement on site. Open space deficiencies can be mitigated			0	

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> Development on the site would be expected to comply with Policy B16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. Potential for sustainable construction greater if integrated with development of RAF Daws Hill. 	++	Scope for CHP network, combined with Abbey Barn South.
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Accessibility Zone 5 Parts of the site are within 400m (as the crow flies) of hourly bus service only (the number 35/36 between High Wycombe and Bourne End via Flackwell Heath and Marlow Hill) although northern parts of the site are not within 400m of any route. Cycle route within 800m but major topographical change and access through woodland required. Option would have major adverse impact on the transport network, with significantly increased traffic levels. 	--	<p>Central public transport and cycleway spine route would be required. Vehicular access off Daws Hill Lane plus would need to link through to Abbey Barn South site. High quality and frequent bus services through the site would be required, providing direct link to transport interchanges. Major off-site highway improvements required. Maintenance and enhancements to footpaths through the site would be needed.</p> <p>Full transport assessment required to identify the likely impact of the development and the extent of appropriate mitigating measures.</p>
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Constraints on the water supply network to the site have been identified by Thames Water. Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Effect on quality of water resources unknown. 	-	Once funding approved by regulator, up to 3 years required if upgrade to network required (Thames Water comments October 2006).
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> The site is adjacent to a Local Wildlife Site and ancient woodland - potential adverse effect. May be protected species on site. 	0	Careful consideration of the interface with this area will need to be given.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Area is adjacent to a local landscape area and includes extensive/significant tree cover in places. 	0	Detailed tree survey required. Scope for redevelopment to retain and enhance landscape structure of site, but will need to be assessed and considered carefully.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> Site adjoins historic woodland ride on Abbey Barn South but does not include or adjoin conservation area or listed buildings. Scope for impact. 	+	Detailed design and layout will need to take account of this issue.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste	<ul style="list-style-type: none"> New development would offer an opportunity for recycling during construction and through the life of the development. 	+	

	that has not been recycled or composted			
13	To conserve soil resources & quality	<ul style="list-style-type: none"> Site is developed, not in agricultural use. Potential contamination issues identified but of low significance to current users and surrounding environment 	0/+	Appropriate mitigation measures will be required to address contamination issues.
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> Site is previously developed. 	++	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> The site is within Flood Zone 1 – flood risk minimised. 	++	Potential to use sustainable urban drainage techniques to mitigate against storm water problems.
Potential effect of Option on Environmental Objectives:				
<p>Option performs well against most environmental objectives for redevelopment of this substantial previously developed site, although is poor against objective of encouraging use of sustainable methods of transport. Significant transport improvements (highway and public transport) will be required. Careful account will need to be taken of the existing trees on the site.</p>			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Some business to be provided as part of a neighbourhood centre. However, redevelopment would involve loss of employment type uses/buildings on the site 	0	Scope for some higher value business activity, but not large scale within this option.
17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> Option would add to local labour supply thereby assisting with broad balance. 	++	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Scope to provide a limited range of employment activity as part of the neighbourhood centre Unlikely to provide tourism related facilities 	0/+	Scope to provide a limited range of employment activity as part of the neighbourhood centre
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> Potential to provide school on site. 	+	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> No direct effect 	0	Additional developer contributions can be sought to ensure the best facilities will be provided.

<p>Potential effect of Option on Economic Objectives:</p> <p>This option will have a positive influence on the key economic objectives through the increase in the labour supply through new housing and some potential limited business development.</p>	<p>0/+</p>	
<p>Potential effect of Option on All Sustainability Appraisal Objectives:</p> <p>Site has potential to deliver significant additional housing but significant improvements in accessibility to services and facilities through a neighbourhood centre are required. Site also performs poorly in transport terms requiring significant improvements including to public transport and highway network. Potential synergies with Abbey Barn South site if the two sites developed comprehensively.</p>	<p>+</p>	

Alternative Option 2: Mixed Use Business and Residential

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Option would make significant contribution towards meeting housing requirements and contributing towards affordable housing. 	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> A coordinated redevelopment will help improve upon the environment around the site thus improving the safety in and around the station. 	+	Achievement of objective also dependent on detailed design.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> Site is not within 500m of any of the identified services and facilities other than the Roman Catholic Schools on Daws Hill Lane (which draw their pupils from a much wider area than normal state schools). School on site but now closed and served forces children only. Nearest part of site around 1km crow flies distance from High Street in town centre with its wide range of facilities and services, but considerably longer walk distance together with substantial topographical change. Site is not close to any existing employment areas 	--	<p>Improvements to accessibility required.</p> <p>Provision of a multi-functional community building, local shops, primary school and other local facilities would be required on or near the site – as part of neighbourhood centre. Potential synergies if developed alongside Abbey Barn South. Contribution to a range of other off-site community facilities could be sought, in line with Developer Contributions SPD.</p> <p>Improved pedestrian and cycle connectivity to the town centre required, including potentially direct high quality routes through Wycombe Abbey School and Deangarden Wood.</p>
4	Encourage a sense of community identity & welfare	<ul style="list-style-type: none"> Within existing built up area of High Wycombe although on the edge and not particularly accessible. 	0	Accessibility improvements highlighted elsewhere will assist with integration in the community.

5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> Site is in an open space deficiency area. Site is 900m crow flies distance from Wycombe Sports Centre (longer walking distance) Sports hall on site but now closed There is some noise and potentially air pollution associated with the nearby M40. 	-	Improved and more direct walking/cycling links to the sports centre should be provided. Noise and pollution issues will require appropriate mitigation. On site provision of open space, playing pitches etc required – scope for some joint provision associated with the Abbey Barn South site if brought together comprehensively. Also scope for improved footpath access to adjoining woodland areas.
Potential effect of Option on Social Objectives:			0	
Option will also make major contribution to provision of housing/affordable housing, but concerns regarding access to services and facilities that will require significant improvement on site. Open space deficiencies can be mitigated.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> Development on the site would be expected to comply with Policy B16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. Potential for sustainable construction greater if integrated with development of RAF Daws Hill. 	++	Scope for CHP network, combined with Abbey Barn South.
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Accessibility Zone 5 Parts of the site are within 400m (as the crow flies) of hourly bus service only (the number 36 between High Wycombe and Bourne End via Flackwell Heath and Marlow Hill) although northern parts of the site are not within 400m of any route. Cycle route within 800m but major topographical change and access through woodland required. Option would have major adverse impact on the transport network, with significantly increased traffic levels. 	--	Central public transport and cycleway spine route would be required. Vehicular access off Daws Hill Lane plus would need to link through to Abbey Barn South site. High quality and frequent bus services through the site would be required, providing direct link to transport interchanges. Major off-site highway improvements required. Maintenance and enhancements to footpaths through the site would be needed. Full transport assessment required to identify the likely impact of the development and the extent of appropriate mitigating measures.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Constraints on the water supply network to the site have been identified by Thames Water. Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Effect on quality of water resources unknown. 	-	Once funding approved by regulator, up to 3 years required if upgrade to network required (Thames Water comments October 2006).

9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> The site is adjacent to a Local Wildlife Site and ancient woodland - potential adverse effect. May be protected species on site. 	0	Careful consideration of the interface with this area will need to be given.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Area is adjacent to a local landscape area and includes extensive/significant tree cover in places. 	0	Detailed tree survey required. Scope for redevelopment to retain and enhance landscape structure of site, but will need to be assessed and considered carefully.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> Site adjoins historic woodland ride on Abbey Barn South but does not include or adjoin conservation area or listed buildings. Scope for impact. 	+	Detailed design and layout will need to take account of this issue.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> New development would offer an opportunity for recycling during construction and through the life of the development. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> Site is developed, not in agricultural use. Potential contamination issues identified but of low significance to current users and surrounding environment 	0/+	Appropriate mitigation measures will be required to address contamination issues.
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> Site is previously developed. 	++	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> The site is within Flood Zone 1 – flood risk minimised. 	++	Potential to use sustainable urban drainage techniques to mitigate against storm water problems.
Potential effect of Option on Environmental Objectives:				
<p>Option performs well against most environmental objectives for redevelopment of this substantial previously developed site, although is poor against objective of encouraging use of sustainable methods of transport. Significant transport improvements (highway and public transport) will be required. Careful account will need to be taken of the existing trees on the site.</p>			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Business to be provided as part of mixed use scheme – could include some higher value business. Redevelopment involves loss of some existing employment type uses/buildings on the site. 	+	

17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> Option would add to local labour supply thereby assisting with broad balance. 	++	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Scope to provide for a range of employment uses and sizes on the site. Unlikely to provide tourism related activity. 	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> Potential to provide school on site. 	+	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> No direct effect 	0	Additional developer contributions can be sought to ensure the best facilities will be provided.
Potential effect of Option on Economic Objectives:				
This option will have a positive influence on the key economic objectives through the increase in the labour supply through new housing and some potential limited business development.			+	
Potential effect of Option on All Sustainability Appraisal Objectives:				
Site has potential to deliver significant additional housing but significant improvements in accessibility to services and facilities through a neighbourhood centre are required. Site also performs poorly in transport terms requiring significant improvements including to public transport and highway network. Potential synergies with Abbey Barn South site if the two sites developed comprehensively.			+	

Policy RL4: Abbey Barn South

Option A – Residential and Business Mixed Use

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Option would provide affordable housing and contribute towards overall housing requirements, both in potentially significant numbers. 	++	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Likely to lead to a positive, or at least neutral, impact on levels of crime and antisocial behaviour. 	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> Site is between approx 1.3km and 2.1km from High Wycombe town centre and approx 2.5km from Flackwell Heath District Centre. Even closest parts of site to High Wycombe town centre are relatively inaccessible due to lack of clear through route (only a footpath) and gradient. No essential facilities within walking distance of the site Jobs provided on the site would not be accessible to employees other than those living on or close to the site. 	--	Provision of a multi-functional community building would be required on or near site. Provision of local shops and other local facilities would be required on or near the site. Contribution to a range of off-site community facilities could be sought, in line with Developer Contributions SPD, including towards school provision (potentially on or near the site).
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Relatively inaccessible site raises issues of integration with community – also concerns that it will create continuous built up area between High Wycombe and Flackwell Heath, adversely affecting community identity. Not in or near area of deprivation so no benefit. 	--	Development would have to integrate well into the High Wycombe urban area but maintain clear separation with Flackwell Heath urban area. Integration with the adjoining redevelopment of the RAF Daws Hill site is essential.
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Development would exacerbate open space deficiency Baseball pitch on site – other leisure and recreational facilities (including pitches and tennis courts) on The Rye, and are within 800m of parts of the site. However these are relatively inaccessible from the site due to paucity of direct link (footpath only) and the fact that they are separated from the site by a significant gradient. Parts of the site adjacent to the M40 Motorway suffer from poor air quality (these are located in an Air Quality Management Area (AQMA)) and noise sources, but these can be mitigated. 	--	On-site open space would be needed to mitigate impacts, including play space, pitches, allotments and retention of baseball pitch. Provision of on-site sports club would be needed. Retention of historic woodland ride on the south side of the site (as a designated green space) would be required with full public access. Development would need to take full account of noise constraints from the motorway in the design and layout of any development, including appropriate mitigation measures.

Potential effect of Option on Social Objectives:			-	
Option would provide significant housing numbers to contribute towards requirement but is very poorly located in relation to many facilities and is a difficult site to integrate into the urban area. Comprehensive masterplanning of any development would be essential to mitigate these negative effects.				
Sustainability Objective		Predicted Effects	Assessment of Effect	Comments:
		Nature of Effect		
6	To reduce contributions to climate change through: A Sustainable building practices B Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> Development on the site would be expected to comply with Policy B16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. Potential for sustainable construction greater if integrated with development of RAF Daws Hill. 	++	Scope for CHP network, combined with RAF Daws Hill.
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zone 5 Parts of the site are within 400m (as the crow flies) of hourly bus service only (the number 36 between High Wycombe and Bourne End via Flackwell Heath and Marlow Hill) although northern parts of the site are not within 400m of any route. Parts of site within 800m of cycle route (but major gradient difference to reach the route). Possible to upgrade public transport in the long-term Site can be safely accessed by foot and car with improvements. Option would have major adverse impact on the transport network, with significantly increased traffic levels. 	--	Central public transport and cycleway spine route would be required. Vehicular access off Abbey Barn Lane (2 accesses) would be required and link through RAF Daws Hill site. High quality and frequent bus services through the site would be required providing direct link to transport interchanges. Major off-site improvements required. Maintenance and enhancements to footpaths through the site would be needed.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Water supply network in area unlikely to be able to support the demand anticipated from this development. Upgrade of the waste water system and possibly also the sewage treatment works is likely to be required if this greenfield site is developed. Effect on quality of water resources unknown. 	0	Based on Thames Water comments October 2006 highlighting problems with water supply and waste water system capacities for this site. 3 years to upgrade network required
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> Mature trees and hedgerows are present acting as constraint to development (especially the woodland ride). Strategically important as part of a green wildlife link between areas north and south of the site. Adjacent to biological site (Deangarden Wood - ancient woodland) of importance. 	-	Retention of historic woodland ride on the south side of the site would be required.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Site is adjacent to a local landscape area Historic woodland ride on the site represents an important landscape feature Attractive natural valley landform between Deangarden Wood and woodland ride. 	-	Retention of historic woodland ride on the south side of the site would be required. Provision of green corridor through the natural dry valley across the site would be required. Sensitive treatment of woodland edges to the site

		<ul style="list-style-type: none"> Site not highly visible from longer distance views Site part of existing Green Infrastructure Network link running north-south between Deangarden Wood and the countryside to the south. 		would be required.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> There are no conservation areas or listed buildings on the site or through the woodland although the woodland ride has historic connections. 	0	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available during and after construction and from waste associated with development. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> The site includes a significant amount of Grade 2 and 3A agricultural land. Development would therefore result in some loss of best and most versatile agricultural land. 	--	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> Would result in loss of greenfield land. 	--	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Flood Zone 1 – flood risk minimised 	++	
Potential effect of Option on Environmental Objectives:			-	
Option would have moderate environmental impacts in agricultural, landscape and ecological terms, but some of these could be mitigated to a fair degree. Major concerns over ability to deliver sustainable transport use and comprehensive mitigation improvement measures would be required to mitigate these negative effects.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Option provides for higher value employment activities. 	+	Likely to require a more direct road access into the area to improve the commercial prominence of the area.
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> Housing would add to the local labour supply in significant numbers. 	++	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Business element could contribute to diverse economy. 	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> No direct effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> No effect – site not in or close to area of deprivation 	0	

<p>Potential effect of Option on Economic Objectives:</p> <p>Option would provide employment opportunities and contribute in potentially significant numbers to the local labour supply.</p>	+	
<p>POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:</p> <p>Option has potentially significant positive effects for economic objectives and housing provision. This is counterbalanced by moderate environmental negative effects and significant concerns over ability to deliver sustainable transport and integrate the site into the urban area. Scope for comprehensive masterplanning to alleviate some of these negative effects.</p>	0	

Option B: Schools Swap

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Option would provide affordable housing and contribute towards overall housing requirements, both in potentially significant numbers. 	++	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Likely to lead to a positive, or at least neutral, impact on levels of crime and antisocial behaviour. 	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> Site is between approx 1.3km and 2.1km from High Wycombe town centre and approx 2.5km from Flackwell Heath District Centre. Even closest parts of site to High Wycombe town centre are relatively inaccessible due to lack of clear through route (only a footpath) and gradient. Option would comprise the relocation of primary school onto the site No other essential facilities within walking distance of the site 	-	Provision of a multi-functional community building would be required on or near site. Provision of local shops and other local facilities would be required on or near the site. Contribution to a range of off-site community facilities could be sought, in line with Developer Contributions SPD (potentially on or near the site). Provision of new schools on site may provide opportunity for dual use of facilities.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Relatively inaccessible site raises issues of integration with community – also concerns that it will create continuous built up area between High Wycombe and Flackwell Heath, adversely affecting community identity. Not in or near area of deprivation so no benefit 	--	Development would have to integrate well into the High Wycombe urban area but maintain clear separation with Flackwell Heath urban area. Integration with the adjoining redevelopment of the RAF Daws Hill site is essential.
5	Improve & maintain health & well-being of the population & reduce inequalities	<ul style="list-style-type: none"> Development would exacerbate open space deficiency Baseball pitch on site – other leisure and recreational facilities 	--	On-site open space would be needed to mitigate impacts, including play space, pitches, allotments

	in health.	(including pitches and tennis courts) on The Rye, and are within 800m of parts of the site. However these are relatively inaccessible from the site due to paucity of direct link (footpath only) and the fact that they are separated from the site by a significant gradient. <ul style="list-style-type: none"> Parts of the site adjacent to the M40 Motorway suffer from poor air quality (these are located in an Air Quality Management Area (AQMA)) and noise sources, but these can be mitigated. 		and retention of baseball pitch. Provision of on-site sports club would be needed. Retention of historic woodland ride on the south side of the site (as a designated green space) would be required with full public access. Development would need to take full account of noise constraints from the motorway in the design and layout of any development, including appropriate mitigation measures.
Potential effect of Option on Social Objectives:			-	
Option would provide significant housing numbers to contribute towards requirement and provision of new site for school. However it is very poorly located in relation to many other facilities and is a difficult site to integrate into the urban area. Comprehensive masterplanning of any development would be essential to mitigate these negative effects.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
6	To reduce contributions to climate change through: A Sustainable building practices B Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> Development on the site would be expected to comply with Policy B16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. 	++	Scope for CHP network combined with RAF Daws Hill.
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zone 5 Parts of the site are within 400m (as the crow flies) of hourly bus service only (the number 36 between High Wycombe and Bourne End via Flackwell Heath and Marlow Hill) although northern parts of the site are not within 400m of any route. Parts of site within 800m of cycle route (but major gradient difference to reach the route) Possible to upgrade public transport in the long-term Site can be safely accessed by foot and car with improvements. Option would have a major adverse impact on the transport network, with significantly increased traffic levels. 	--	Central public transport and cycleway spine route would be required. Vehicular access off Abbey Barn Lane (2 accesses) would be required and provide link through to RAF Daws Hill site. High quality and frequent bus services through the site would be required providing direct link to transport interchanges. Major off-site highway improvements required. Maintenance and enhancements to footpaths through the site would be needed.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Water supply network in area unlikely to be able to support the demand anticipated from this development. Upgrade of the waste water system and possibly also the sewage treatment works is likely to be required if this greenfield site is developed. Effect on quality of water resources unknown. 	0	Based on Thames Water comments October 2006 highlighting problems with water supply and waste water system capacities for this site. 3 years to upgrade network required
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> Mature trees and hedgerows are present acting as constraint to development (especially the woodland ride). 	-	Retention of historic woodland ride on the south side of the site would be required.

		<ul style="list-style-type: none"> Strategically important as part of a green wildlife link between areas north and south of the site. Adjacent to biological site (Deangarden Wood - ancient woodland) of importance. 		
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Site is adjacent to a local landscape area Historic woodland ride on the site represents an important landscape feature Attractive natural valley landform between Deangarden Wood and woodland ride. Site not highly visible from longer distance views Site part of existing Green Infrastructure Network link running north-south between Deangarden Wood and the countryside to the south. 	-	Retention of historic woodland ride on the south side of the site would be required. Provision of green corridor through the natural dry valley across the site would be required. Sensitive treatment of woodland edges to the site would be required.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> There are no conservation areas or listed buildings on the site or through the woodland although the woodland ride has historic connections. 	0	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available during and after construction and from waste associated with development. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> The site includes a significant amount of Grade 2 and 3A agricultural land. Development would therefore result in some loss of best and most versatile agricultural land. 	--	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> Would result in loss of greenfield land. 	--	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Flood Zone 1 – flood risk minimised 	++	
Potential effect of Option on Environmental Objectives:			-	
Option would have moderate environmental impacts in agricultural, landscape and ecological terms, but some of these could be mitigated to a fair degree. Major concerns over ability to deliver sustainable transport use and comprehensive mitigation improvement measures would be required to mitigate these negative effects.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> No employment opportunities proposed in this option. 	0	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> Housing would add to the local labour supply in significant numbers. 	++	

18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> No effect – no employment proposed. 	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> Positive effect – the option provides for new location for educational facilities (schools). 	+	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> No effect – site not in or close to area of deprivation 	0	
Potential effect of Option on Economic Objectives:			+	
Option would provide new (relocated) schools, assisting with training contributing in potentially significant numbers to the local labour supply.				
POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:			0	
Option has potentially significant positive effects for economic objectives and housing provision. This is counterbalanced by moderate environmental negative effects and significant concerns over ability to deliver sustainable transport and integrate the site into the urban area. Scope for comprehensive masterplanning to alleviate some of these negative effects.				

Policy RL3: Abbey Barn North

Option – Housing Development

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Option would provide some affordable housing and contribute towards meeting overall housing requirements. 	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour. 	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to	<ul style="list-style-type: none"> Marsh (Primary) School, as well as the shopping facilities at Wycombe Marsh Retail Park, are within 500m of parts of the site. Site is approx 2-2.5km from the wide range of facilities and 	0/-	Development would have to integrate well into the urban area. Developer contributions towards some services

	high quality health, education, recreation & other community facilities & services.	employment opportunities in High Wycombe town centre		could be sought, in line with the Developer Contributions SPD.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Site is an urban extension. Although topographically it relates to development in the valley floor, it is somewhat isolated and may be difficult to integrate with the existing community. 	0/-	Development would have to integrate well into the urban area.
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Development would exacerbate open space deficiency Leisure facilities at Wycombe Marsh Retail Park; and woodlands of Deangarden Wood and Barrowcroft Wood nearby. Outdoor sport and recreational facilities at Kingsmead just over 1km away. 	0/-	To mitigate negative effects, on-site open space would need to be provided, including amenity space and play/teen facilities and a buffer for the ecologically important parts of the site. Developer contributions may be obtained towards improvement of these facilities and accessibility to them.
Potential effect of Option on Social Objectives:			-	
Option would provide limited housing to contribute towards requirement but is poorly located in relation to many facilities.				
Sustainability Objective		Predicted Effects	Assessment of Effect	Comments:
		Nature of Effect		
6	To reduce contributions to climate change through: <ul style="list-style-type: none"> c) Sustainable building practices d) Maximising the potential for renewable energy & energy conservation 	<ul style="list-style-type: none"> Site would be expected to comply with Policy B16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. 	++	Scope for energy conservation and renewable energy production.
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zones 3 and 4, but not particularly well located to frequent public transport – not within 400m of a half-hourly service Public transport could be improved in the long-term by the re-routing of bus routes or provision of new bus routes passing the site. The site can be safely accessed by foot and car with improvements. Site is adjacent to the former Bourne End-High Wycombe railway line and near to the east-west cycle route. The option would have an adverse impact on the transport network which could be overcome through mitigation and improvement measures, including potential realignment of Abbey Barn Lane and improved Kingsmead Road/Abbey Barn Lane junction. 	-	Scope for improvement – access would need to be provided and public transport provision would need to be improved. Safeguarding of former Bourne End-High Wycombe railway line would be needed (subject to outcome of current options assessment) as well as contribution towards improving the east-west cycle route. Full transport assessment would be required to identify the likely impact of development and the extent of mitigating measures. Vehicular access of an improved Kingsmead Rd/Abbey Barn Lane/Abbey Barn Rd junction would be needed, as well as secondary emergency access. Contributions towards improving local bus services would be needed to mitigate negative

				effects.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Development on greenfield site – water supply and sewerage systems likely to need upgrade. Effect on quality of water resources unknown. 	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> Option would have an effect on Priority BAP habitat (chalk grassland) and the local nature conservation designation (BNS) affecting much of the site (Deangarden Scrub). Vicinity to the ancient woodland and local wildlife site further constrain the site. 	--	Developable area significantly constrained. Management agreement for natural areas likely to be required to mitigate negative effects – this could deliver improvements to the quality of the ecological interest at the site. Open space needed to act as a buffer between development and areas of nature conservation.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Option could have an impact on important views from across the valley to the north-east, although lower parts of the site are less visible. Site is adjacent to a local landscape area. Site is part of the existing Green Infrastructure Link running north-south between former railway corridor and Deangarden Wood. 	-	Scope to mitigate impacts, mainly by avoiding sensitive ecological areas.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> There are no conservation areas or listed buildings within the site 	0	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available during and after construction and from waste associated with development. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> There is a small amount of grade 2 agricultural land and therefore some loss of best and most versatile agricultural land. The majority is Grade 3b and 4. 	0	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> No – would involve development on greenfield land. 	--	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Flood Zone 1 – risk of flooding minimised 	+	Has potential risk of other forms of flood risk such as surface run-off due to topography – requires further investigation.
Potential effect of Option on Environmental Objectives:			--	
Option would have a significant impact on ecological concerns at the site and some other environmental factors; however there is the opportunity for mitigation and improvement via appropriate management of the nature conservation interests at the site.				
Sustainability Objective		Predicted Effects	Assessment of Effect	Comments:
		Nature of Effect		
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> No employment opportunities proposed. 	0	

17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> Housing would add to the labour supply. 	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> No employment proposed. 	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> No direct effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> No direct effect 	0	
Potential effect of Option on Economic Objectives:			0/+	
Option would contribute to the local labour supply.				
POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:			+	
Option would have limited positive effects on economic objectives and housing provision but would have significant negative environmental effects – although there is some limited scope for mitigation of these.				

REST OF HIGH WYCOMBE

Policy RL2: Land at Terriers Farm

Option A: Housing with Park-and-Ride Facility

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Provision of affordable dwellings and housing to meet wider housing requirements, both in significant numbers. 	++	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour. 	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> Site is within reasonable distance of services and facilities, although local shop is the only one of the listed essential facilities which is within walking distance (500m) Within 30 minutes public transport time of wide range of higher order facilities in High Wycombe. Site is approx 2.5km from High Wycombe town centre; and approx 2.5km from Hazlemere District Centre. 	0	Local community facility and local shop would be needed around a small local centre. Site would need to be integrated with the adjoining urban area. Contribution would be required to secure a range of off-site community facilities.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Adjoins existing built-up area of High Wycombe Raises concerns in the community that development would close the gap between Hazlemere and High Wycombe affecting community identity. 	+	Provision of significant green space would be required to form part of 'green wedge' separating High Wycombe and Hazlemere, at the north-eastern end of the site.
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Development would exacerbate open space deficiency Sport, leisure and recreational facilities are within 800 metres of site Not affected by major air pollution or noise sources 	0	Provision of open space, including pitches, play/teen facilities and allotments would be needed.
Potential effect of Option on Social Objectives:			0/+	
Option would provide a significant quantum of housing to meet requirement and is reasonably well located for a range of services and facilities. Concerns about coalescence of communities.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	

6	To reduce contributions to climate change through: e) Sustainable building practices f) Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> Site would be expected to comply with Policy B16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. New development may allow for the introduction of new design techniques into the construction 	++	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zone 3 Well located for a quarter hourly bus service (Route 31 Penn-Downley – this route is also served by Route 45: High Wycombe-Great Missenden, Route 52/62: High Wycombe-Hemel Hempstead/Chesham and Route 4 High Wycombe-Chesham). However the size of the site means not all parts of the site are within 400m of a bus stop. No cycle route within half a mile. Public transport could be improved in the long-term – particularly through the park-and-ride facility, which could help achieve modal shift. The site can be safely accessed by foot and car with improvements. The option could have an adverse impact on the transport network but this could be overcome, partly by use of public transport and the proposed park-and-ride facility. 	+	Road access and secondary access would need to be provided from Kingshill Road, along with any necessary junction improvements and improvements for pedestrians/cyclists (eg Kingshill Rd/Amersham Rd/Totteridge Lane junction). Full transport assessment would be required to identify the likely impact of development and the extent of mitigating measures. Park-and-ride would need to be delivered in the first phase of development.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Greenfield development – water supply and sewerage systems likely to need upgrade. Effect on quality of water resources unknown. 	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> Option would impact on the mature hedgerow running north-south through the site, which is of high ecological value, and which is designated as a BNS. However, this could be integrated into any future development. 	-	Retention of key north-south hedgerow (BNS) would be required.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Site is adjacent to the AONB and so development could have an adverse impact. Enclosed site with high quality hedgerow features. Site is an important recreational resource for local residents and is part of the Green Infrastructure Link running through the District. 	-	A strong landscape structure to development would be needed, including retention of the main north/south hedgerow running through the site; Ladies Mile; and screening of the site from the adjacent AONB.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> Site adjoins Terriers Conservation Area 	0/-	The adjoining conservation area would need to be respected.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available through new domestic construction and waste collection. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> Site is grades 3a and 3b agricultural land. Therefore option would involve some limited loss of best and most versatile agricultural land. 	-	

		<ul style="list-style-type: none"> Contamination status unknown but site is not previously developed. 		
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> Development would involve loss of greenfield land 	--	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> The site is within Flood Zone 1 	++	
Potential effect of Option on Environmental Objectives:			0	
Some negative environmental effects although there is scope for some mitigation. Scope for improvement of transport sustainability through provision of park-and-ride.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> No higher value employment opportunities considered in this option (although option to include Terriers House would include B1 office development). 	0	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> Option will increase labour supply 	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Option provides for small-scale employment facility (option to include Terriers House would include B1 office development as well) but this is existing, not new provision. 	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> No direct effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Not in or close to an area of deprivation. Only small-scale employment proposed in this option. 	0	
Potential effect of Option on Economic Objectives:			0/+	
Option would add to the local labour supply in significant numbers.				
POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:			0/+	
Site would add to the local labour supply and provide housing; it is also reasonably well-located for a range of facilities and services. Site would have some negative environmental effects but there is scope for some mitigation, and particularly there is scope for improvement of transport sustainability through the provision of park-and-ride.				

Option B: Mixed-Use Development comprising housing, high-quality B1 office development and Park-and-Ride facility

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Provision of affordable dwellings and housing to meet wider housing requirements. 	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour. 	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> Site is within reasonable distance of services and facilities, although local shop is the only one of the listed essential facilities which is within walking distance (500m) Within 30 minutes public transport time of wide range of higher order facilities in High Wycombe. Site is approx 2.5km from High Wycombe town centre; and approx 2.5km from Hazlemere District Centre. 	0	Local community facility and local shop would be needed around a small local centre. Site would need to be integrated with the adjoining urban area. Contribution would be required to secure a range of off-site community facilities.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Adjoins existing built-up area of High Wycombe Raises concerns in the community that development would close the gap between Hazlemere and High Wycombe affecting community identity. 	-	Provision of significant green space would be required to form part of 'green wedge' separating High Wycombe and Hazlemere, at the north-eastern end of the site.
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Development would exacerbate open space deficiency Sport, leisure and recreational facilities are within 800 metres of site Not affected by major air pollution or noise sources 	0	Provision of open space, including pitches, play/teen facilities and allotments would be needed.
Potential effect of Option on Social Objectives:			0/+	
Option would provide housing to meet requirement and is reasonably well located for a range of services and facilities. Concerns about coalescence of communities.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
6	To reduce contributions to climate change through: g) Sustainable building practices	<ul style="list-style-type: none"> Site would be expected to comply with Policy B16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. 	+	

	h) Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> New development may allow for the introduction of new design techniques into the construction 		
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zone 3 Well located for a quarter hourly bus service (Route 31 Penn-Downley – this route is also served by Route 45: High Wycombe-Great Missenden, Route 52/62: High Wycombe-Hemel Hempstead/Chesham and Route 4: High Wycombe-Chesham). However the size of the site means not all parts of the site are within 400m of a bus stop. No cycle route within half a mile. Public transport could be improved in the long-term – particularly through the park-and-ride facility, which could help achieve modal shift. The site can be safely accessed by foot and car with improvements. The option could have an adverse impact on the transport network but this could be overcome, partly by use of public transport and the proposed park-and-ride facility. 	0/+	Road access and secondary access would need to be provided from Kingshill Road, along with any necessary junction improvements and improvements for pedestrians/cyclists (eg Kingshill Rd/Amsersham Rd/Totteridge Lane junction). Full transport assessment would be required to identify the likely impact of development and the extent of mitigating measures. Park-and-ride would need to be delivered in the first phase of development.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Greenfield development – water supply and sewerage systems likely to need upgrade. Effect on quality of water resources unknown. 	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> Option would impact on the mature hedgerow running north-south through the site, which is of high ecological value, and which is designated as a BNS. However, this could be integrated into any future development. 	-	Retention of key north-south hedgerow (BNS) would be required.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Site is adjacent to the AONB and so development could have an adverse impact. Enclosed site with high quality hedgerow features. Site is an important recreational resource for local residents and is part of the Green Infrastructure Link running through the District. 	-	A strong landscape structure to development would be needed, including retention of the main north/south hedgerow running through the site; Ladies Mile; and screening of the site from the adjacent AONB.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> Site adjoins Terriers Conservation Area 	0/-	The adjoining conservation area would need to be respected.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available through new domestic construction and waste collection. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> Site is grades 3a and 3b agricultural land. Therefore option would involve some limited loss of best and most versatile agricultural land. Contamination status unknown but site is not previously developed. 	-	
14	To improve the efficiency of land use	<ul style="list-style-type: none"> Development would involve loss of greenfield land 	--	

	through re-use of previously developed land			
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> The site is within Flood Zone 1 	++	
Potential effect of Option on Environmental Objectives:			-	
Some negative environmental effects although there is scope for some mitigation.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Option provides for higher value employment opportunities. 	+/?	However a question as to whether there is a market for substantial quality B1 development in this location.
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> Option will increase labour supply 	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Option provides for a range of employment facilities. 	+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> No direct effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Not in or close to an area of deprivation. 	0	
Potential effect of Option on Economic Objectives:			+	
Option would add to the local labour supply and provide for higher value employment opportunities.				
POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:			0/+	
Site would add to the local labour supply and provide housing; it is also reasonably well-located for a range of facilities and services. Site would have some negative environmental effects but there is scope for some mitigation, and particularly there is scope for improvement of transport sustainability through the provision of park-and-ride.				

Policy RL5: Gomm Valley

Option A: Housing

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Option would provide affordable dwellings and would contribute towards meeting overall housing requirements, in significant numbers. 	++	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour. 	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> Site is poorly located in relation to local facilities (none within 500m) Site is approx 3.5-4km from the wide range of facilities and employment opportunities in High Wycombe town centre Site is approx 1km from Wycombe Marsh Retail Park with its small range of shopping and employment opportunities. Site close to employment opportunities at Peregrine Business Park and Tannery Road Industrial Estate. 	-	Delivery on-site of local shops and a community hall would be needed to provide mitigation of negative effects identified. Developer contributions could be secured for a range of off-site community facilities in line with the Developer Contributions SPD. Development would have to integrate well with the existing urban area.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Development of site raises major concerns about community identity by closing the strategic gap between High Wycombe and Tylers Green. Site is close to an area of social deprivation (Micklefield). 	--	Impact dependent on scale and location of development. Need to target development adjoining existing areas of High Wycombe without narrowing strategic gap between High Wycombe and Tylers Green.
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Development would exacerbate open space deficiency. Southern-most third of the site is within 800m of the sporting, leisure and recreational facilities on Kingsmead and at Wycombe Marsh Retail Park, although these are both separated from the site by the main London Road. Northern two-thirds of the site not within 800m of sporting, leisure or recreational facilities. No significant air quality or noise issues although a small part of the site is adjacent to the High Wycombe-London railway line. 	-	Site provides scope for provision of major open space and green space including pitches, an area for nature conservation and play/teen facilities. Developer contributions may be obtained towards improvement of these services and accessibility to them. The portion of the site close to the railway line may require buffering for noise attenuation purposes.

Potential effect of Option on Social Objectives:			
Option would provide a significant quantum of housing to meet requirement but is poorly located in relation to many facilities. Development raises major concerns about community identity. However, the size, location and nature of this site offers scope for mitigation of these issues.			
Sustainability Objective		Predicted Effects	Assessment of Effect
		Nature of Effect	
			Comments:
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> Site would be expected to comply with Policy B16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. 	++
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zone 4/5 Site is within 400m of infrequent bus service (number 27 service between Wycombe General Hospital and Robinson Road). Cycle route within 800m of 50% of the site Public transport could be improved in the long-term through provision of service through the site Option would have significant impact on the highway network – improvement and mitigation measures would be needed. The site can be safely accessed by foot and car with improvements. 	-
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Development on greenfield site – water supply and sewerage systems likely to need upgrade. Effect on quality of water resources unknown. 	0
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> The site includes Gomm Valley SSSI, Gomm Valley LWS, Little Gomm's Wood BNS, Cock Lane BNS, Pimm's Grove ancient replanted woodland and a BAP Priority Habitat. Gomm Valley supports five Habitats of Principal Importance – lowland calcareous grassland, lowland beech and yew woodland, lowland mixed deciduous woodland, hedgerows and arable field margins. Some 36 Species of Principal Importance have been recorded to date, including slow-worm, viviparous lizard and badger. A Biodiversity Opportunity Area has been identified at Gomm Valley. 	--
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated	<ul style="list-style-type: none"> Site considered to be high landscape value (equivalent in quality to nearby AONB). Rolling valley landform is an attractive and rare feature within the 	--
			<p>Scope for limited improvement. Would require significant new public transport provision through the site including a bus route through the site. Full Transport Assessment would be required to identify the likely impact of development and the extent of mitigating measures.</p> <p>Extensive undesignated areas would need to be retained for biodiversity purposes/habitat creation. Provision of adequate infrastructure and resources to sustain conservation management would be required as mitigation. A substantial expansion and linking of habitats would be necessary to provide mitigation. Management agreement for natural areas likely to be required and priority to be given in these areas to the creation of calcareous grassland. These measures could lead to improvement in the quality of the nature conservation interests at the site.</p> <p>Some parts of the site are somewhat less sensitive than others in landscape terms. Development on the sides of the site adjoining</p>

	importance	<ul style="list-style-type: none"> urban settlement. Important views to and from the Wye Valley to the south, and across the valley from the public footpath to the east. Development likely to harm the integrity of the landscape. Site forms a key part of the District's Green Infrastructure Network running north-west towards Kings Wood, and to the open countryside to the east and wedge into the town (towards London Road). 		existing development would have a less severe impact than in the central portions of the site. Some parts of the site are of such high landscape value that development should be strongly resisted in these areas. Any development would need to retain a strong landscape structure to the site including maintenance of key ecological features and hedgerows.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> Site contains an Archaeological Notification Site 	-/?	Further investigation of archaeological interest would be required if development considered in this area.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available during and after construction and from waste associated with development. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> Site contains some grade 3A and a small amount of grade 2 agricultural land. Development of the site would therefore involve loss of some best and most versatile agricultural land. Contamination status is unknown, but land is not previously developed. 	-	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> Would result in loss of greenfield land 	--	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Flood Zone 1 	++	
Potential effect of Option on Environmental Objectives:			--	
There are significant negative environmental impacts, particularly landscape, strategic green infrastructure and ecological impacts, as well as loss of greenfield land and concerns over ability to deliver sustainable transport use. There is some scope for limited mitigation of some of these impacts.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> No employment opportunities proposed in this Option. 	0	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> Housing would add to the local labour supply in significant numbers. 	++	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> No employment proposed. 	0	

19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> No direct effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> No direct effect 	0	
Potential effect of Option on Economic Objectives:			+	
Option would contribute to the local labour supply.				
POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:			--	
Option would contribute to the local labour supply and provide housing but the site is poorly located for many services and facilities including public transport and there is concern over loss of community identity. Option would have significant negative environmental effects, especially over landscape, green infrastructure and ecological concerns, although there is scope for limited mitigation of some of these effects.				

Option B: Housing and Business (up to 1ha of business)

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Provision of affordable dwellings and would contribute towards meeting overall housing requirements. 	++	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour. 	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> Site is poorly located in relation to local facilities (none within 500m) Site is approx 3.5-4km from the wide range of facilities and employment opportunities in High Wycombe town centre Site is approx 1km from Wycombe Marsh Retail Park with its small range of shopping and employment opportunities. Site close to employment opportunities at Peregrine Business Park and Tannery Road Industrial Estate. 	+	Delivery on-site of local shops and a community hall would be needed to provide mitigation of negative effects identified. Developer contributions could be secured for a range of off-site community facilities in line with the Developer Contributions SPD. Development would have to integrate well with the existing urban area.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Development of site raises major concerns about community 	--	Impact dependent on scale and location of development.

		<p>identity by closing the strategic gap between High Wycombe and Tylers Green</p> <ul style="list-style-type: none"> Site is close to an area of social deprivation 		Loss of community identity could be mitigated by maintenance of gap between High Wycombe and Tylers Green as part of any development proposals.
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Development would exacerbate open space deficiency. Southern-most third of the site is within 800m of sporting, leisure and recreational facilities on Kingsmead and at Wycombe Marsh Retail Park, although these are both separated from the site by the main London Road. Northern two-thirds of the site not within 800m of sporting, leisure or recreational facilities. No significant air quality or noise issues although a small part of the site is adjacent to the High Wycombe-London railway line. 	-	<p>Site provides scope for provision of major open space and green space including pitches, an area for nature conservation and play/teen facilities. Developer contributions may be obtained towards improvement of these services and accessibility to them.</p> <p>The portion of the site close to the railway line may require buffering for noise attenuation purposes.</p>
Potential effect of Option on Social Objectives:			-	
Option would provide housing to meet requirement but is poorly located in relation to many facilities. Development raises major concerns about community identity. However, the size, location and nature of this site offers scope for mitigation of these issues.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
6	To reduce contributions to climate change through: <ul style="list-style-type: none"> a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation 	<ul style="list-style-type: none"> Site would be expected to comply with Policy A16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. 	++	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zone 4/5 Site within 400m of infrequent bus service (number 27 service between Wycombe General Hospital and Robinson Road). Cycle route within half a mile of 50% of the site Public transport could be improved in the long-term through provision of service through the site Option would have significant impact on the highway network – improvement and mitigation measures would be needed. The site can be safely accessed by foot and car with improvements. 	-	Scope for limited improvement. Would require significant new public transport provision through the site including a bus route through the site. Full Transport Assessment would be required to identify the likely impact of development and the extent of mitigating measures.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Development on greenfield site – water supply and sewerage systems likely to need upgrade. Effect on quality of water resources unknown. 	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> The site includes Gomm Valley SSSI, Gomm Valley LWS, Little Gomm's Wood BNS, Cock Lane BNS, Pimm's Grove ancient replanted woodland and a BAP Priority Habitat. 	--	Extensive undesignated areas would need to be retained for biodiversity purposes/habitat creation. Provision of adequate infrastructure and resources

		<ul style="list-style-type: none"> Gomm Valley supports five Habitats of Principal Importance – lowland calcareous grassland, lowland beech and yew woodland, lowland mixed deciduous woodland, hedgerows and arable field margins. Some 36 Species of Principal Importance have been recorded to date, including slow-worm, viviparous lizard and badger. A Biodiversity Opportunity Area has been identified at Gomm Valley. 		to sustain conservation management would be required as mitigation. A substantial expansion and linking of habitats would be necessary to provide mitigation. Management agreement for natural areas likely to be required.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Site considered to be high landscape value (equivalent in quality as nearby AONB). Rolling valley landform is an attractive and rare feature within the urban settlement. Important views to and from the Wye Valley to the south, and across the valley from the public footpath to the east. Development likely to harm the integrity of the landscape. Site forms a key part of the District's Green Infrastructure Network running north-west towards Kings Wood, and to the open countryside to the east. 	--	Some parts of the site are less sensitive than others in landscape terms. Development on the sides of the site would have a less severe impact than elsewhere. Some parts of the site are of such high landscape value that development should be strongly resisted here. Any development would need to retain a strong landscape feature to the site including maintenance of key ecological features and hedgerows.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> Site contains an Archaeological Notification Site 	-	Development would have to avoid Archaeological Notification Site.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available during and after construction and from waste associated with development. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> Site contains some grade 3A and a small amount of grade 2 agricultural land. Development of the site would therefore involve loss of some best and most versatile agricultural land. Contamination status is unknown. 	-	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> Would result in loss of greenfield land 	--	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Flood Zone 1 	++	
Potential effect of Option on Environmental Objectives:			--	
<p>There are significant negative environmental impacts, particularly landscape, strategic green infrastructure and ecological impacts, as well as loss of greenfield land and concerns over ability to deliver sustainable transport use. There is some scope for limited mitigation of some of these impacts.</p>				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	

16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Higher value employment opportunities would be proposed in this Option. 	+/?	However a question as to whether there is a market for substantial quality B1 development in this location.
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> Housing would add to the local labour supply 	++	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> A range of employment facilities could be delivered on the site under this option. 	0/+	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> Unsure of effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Proposal provides for development of employment land near area of deprivation (Micklefield). 	+	
Potential effect of Option on Economic Objectives:			+	
Option would provide employment opportunities and contribute to the local labour supply.				
POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:			--	
Option would have limited positive economic effects and provide housing but the site is poorly located for many services and facilities including public transport and there is concern over loss of community identity. Option would have significant negative environmental effects, especially over landscape, green infrastructure and ecological concerns, although there is scope for limited mitigation of some of these effects.				

Policy RL6: Ashwells

Housing

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Provision of affordable dwellings and would contribute towards meeting overall housing requirements. 	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour. 	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> Site is poorly located in relation to many facilities; none within 500m (Tylers Green First School is just over 500m away; Tylers Green Middle School is close to the site). Site is approx 4km from the wide range of facilities and employment opportunities in High Wycombe town centre and approx 3km from the small range of facilities and employment opportunities in Hazlemere District Centre. 	--	Development would have to integrate well with the existing urban area. Developer contributions towards some services could be sought.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Development of site raises major concerns about community identity by closing the strategic gap between High Wycombe and Tylers Green 	--	Impact dependent on scale and location of development. Loss of community identity could be mitigated by maintenance of gap between High Wycombe and Tylers Green as part of any development proposals.
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Development would exacerbate open space deficiency Recreational facilities (pitches) are within 800m of the site but as these are school facilities (at Tylers Green Middle School) they are restricted access. Nearby semi-natural open space of Kings Wood offers unrestricted access. Sports club on Elm Road (at the edge of the 800m buffer) offers potential access – this is outside the District boundary. No air quality or noise issues. 	-	Site provides scope for provision of allotments and other open space, including amenity space, play/teen facilities and a landscaped buffer. Developer contributions may be obtained towards improvement of these services and accessibility to them. Retention of footpaths through the site would be required.
Potential effect of Option on Social Objectives:			-	
Option would provide limited housing to contribute towards requirement but is very poorly located in relation to many facilities. Development raises concerns about community identity.				
Sustainability Objective		Predicted Effects		Comments:

		Nature of Effect	Assessment of Effect	
6	To reduce contributions to climate change through: c) Sustainable building practices d) Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> Site would be expected to comply with Policy B16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. 	++	Scope for energy conservation and renewable energy production.
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zone 5 Most of the site is not within 400m of less than hourly bus service Cycle route within 800m of 50% of the site. Difficult to improve public transport in the long-term in this location Option would have significant impact on the highway network – improvement and mitigation measures would be needed. 	-	Scope for limited improvement. Access (from Ashwells) and public transport would need to be provided. Improvements to pedestrian/cycle routes to and within the site would be required. Full Transport Assessment would be required to identify the likely impact of development and the extent of mitigating measures.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Development on greenfield site – water supply and sewerage systems likely to need upgrade. Effect on quality of water resources unknown. 	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> No designations on the site so no significant impact would be expected although site adjoins BNS Hedgerow at its southern end. 	0	Scope to mitigate impacts by providing a landscaped buffer at the southern boundary of the site where it adjoins the BNS hedgerow.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Sloping landform on the west of the site enables attractive views to and from Micklefield and Kings Wood. Eastern fields are visually contained by topography and existing vegetation. Site part of existing Green Infrastructure Network link running north-west towards Kings Wood and potential Green Infrastructure Network link north-east towards Tylers Green. 	-	Scope to mitigate impacts to a fair degree, including by avoiding the western field of the site as this is the area of greatest landscape sensitivity. Scope to provide open space/community allotments on the site. Southern boundary of the site needs to contain the spread of the site.
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> No effect 	0	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available during and after construction and from waste associated with development. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> Mainly grade 3A agricultural land. Development of the site would therefore involve loss of some best and most versatile agricultural land. Contamination status is unknown although site is not previously developed. 	-	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> Would result in loss of greenfield land 	--	

15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Flood Zone 1 	++	
Potential effect of Option on Environmental Objectives:			-	
There are moderately negative environmental impacts, mainly in landscape terms, but there is scope to mitigate these impacts to a fair degree. There are concerns over ability to deliver sustainable transport use.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> No employment opportunities proposed in this Option. 	0	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> Housing would add to the local labour supply 	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> No employment proposed. 	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> No direct effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> No direct effect 	0	
Potential effect of Option on Economic Objectives:			0/+	
Option would contribute to the local labour supply.				
POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:			-	
Option would contribute to the local labour supply and provide a limited amount of housing but is very poorly located for local services and facilities and raises some issues over community identity. Option would have moderate negative environmental effects although there is scope to mitigate some of these to a fair degree.				

MU33 Land Off Wooburn Mead and Land Adjacent to SRS Joinery Ltd

Preferred Option: Residential Development and Green Space

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Positive effect 	+	Residential development proposed on the Southern of these two sites. Residential development would provide a continuation from the residential development already sited at the top of the access road.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> No effect 	0	No evidence that area is subject to crime or anti-social behaviour.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Positive effect 	+	Site is close to the facilities and services available in the centre of Wooburn Green.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Positive effect 	+	Enhancement of the northern site for green, open space will provide allotments for the local community.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> Unsure of effect 	+	Provision of green space will provide opportunities for exercise and play with a positive impact upon health.
Potential effect of Option on Social Objectives:				
Overall positive effect on social objectives			+	

Sustainability Objective			Assessment of effect	Comments:
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> Positive effect 	+	New development will be required to meet new sustainable construction standards
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Positive effect 	+	Site is close to the centre of Wooburn Green and to bus routes using Wycombe Lane.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Insignificant effect 	0	New development will be required to meet new sustainable construction standards
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> Neutral effect 	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Positive effect 	+	Development of the Southern site will allow contributions to enhance the quality of the open space on the northern site.
11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> Neutral effect 	0	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Insignificant effect 	0	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> No effect 	0	

14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> Negative effect 	+	This policy includes small scale infill on Greenfield land.
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Insignificant Effect 	+	Site within Floodzone 1. No other risks identified.
Potential effect of Option on environmental Objectives:				
Overall positive effect on environmental objectives			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Neutral effect 	0	Proposals are for residential development and green space only
17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> Positive effect 	+	Allocation for residential development.
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Neutral effect 	0	Proposals are for residential development and green space only
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> Neutral effect 	0	Proposals are for residential development and green space only
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Neutral effect 	0	Policy is unlikely to impact upon this objective.
Potential effect of Option on Economic Objectives:				
Overall positive effect on economic objectives			+	
Potential effect of Option on All Sustainability Appraisal Objectives:			+	This policy has positive impacts on social, environmental and economic objectives, particularly provision of homes and enhanced green space.

HM1 Holywell Mead, High Wycombe

Preferred Option: Community and Leisure

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> No effect 	0	No provision of residential.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> No effect 	0	No evidence that area is subject to crime or anti-social behaviour.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Positive effect 	+	Potential to enhance the facilities available to local residents.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Positive effect 	+	A community facility will provide a venue for community events and activities.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> Positive effect 	+	Venue for leisure and community activities to improve and maintain the health of the local population.
Potential effect of Option on Social Objectives:				
Overall positive effect on social objectives			+	
Sustainability Objective				Comments:

			Assessment of effect	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> Positive effect 	+	New development will be required to meet new sustainable construction standards
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Positive effect 	+	This site encourages walking and cycling due to its position within the Rye. Also potential for the car park to be used for people parking and then walking into the town centre.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Insignificant effect 	0	New development will be required to meet new sustainable construction standards
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> Neutral effect 	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Neutral effect 	0	Policy will require redevelopment to be sensitive to the setting within the Rye.
11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> Neutral effect 	0	Policy will require redevelopment to be sensitive to the setting within the Rye.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Insignificant effect 	0	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> No effect 	0	
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> Neutral effect 	0	This policy includes small scale infill on Greenfield land.
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Positive effect 	+	Design of a new building in this location will need to address and minimise flood risk in line with the SFRA

Potential effect of Option on environmental Objectives:				
Overall positive effect on environmental objectives			+	
Sustainability Objective	Predicted Effects		Comments:	
	Nature of Effect	Assessment of Effect		
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> • Neutral effect 	0	Policy is unlikely to impact upon this objective.
17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> • Neutral effect 	0	Policy is unlikely to impact upon this objective.
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> • Insignificant effect 	0	Potential for a more intensive use (current use is seasonal) to play a tourism role.
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> • Neutral effect 	0	P Policy is unlikely to impact upon this objective.
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> ▪ Neutral effect 	0	Policy is unlikely to impact upon this objective.
Potential effect of Option on Economic Objectives:				
Overall neutral effect on economic objectives			0	
Potential effect of Option on All Sustainability Appraisal Objectives:			+	This policy has a positive impact on social and environmental objectives through its effects on continuing community and leisure provision.

KR1 Kingsmead Recreation Ground (Netball Centre and Depot)

Preferred Option: Residential Development and Green Space

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Positive effect 	+	Limited provision of residential development.
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Positive effect 	+	Redevelopment should address incidents of anti-social behaviour which have occurred at the Council depot and changing rooms.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Positive effect 	+	Improved car parking facilities will give an opportunity for people to drive in and then continue their journey by bus. An enhanced facility should serve a greater portion of the local community.
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Positive effect 	+	Will provide an enhanced community facility of regional importance.
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> Positive effect 	+	Will provide an enhanced facility for recreation in the community.
Potential effect of Option on Social Objectives:				
Overall positive effect on social objectives			+	

Sustainability Objective			Assessment of effect	Comments:
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> Positive effect 	+	New development will be required to meet new sustainable construction standards
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Positive effect 	+	Improved car parking facilities will give an opportunity for people to drive in and then continue their journey by bus.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Insignificant effect 	0	New development will be required to meet new sustainable construction standards
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> Neutral effect 	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Neutral effect 	0	
11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> Neutral effect 	0	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Insignificant effect 	0	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> No effect 	0	
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> Positive effect 	+	Redevelopment on previously developed land.

15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Positive effect 	+	Design of a new building in this location will need to address and minimise flood risk in line with the SFRA
Potential effect of Option on environmental Objectives:				
Overall positive effect on environmental objectives			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Neutral effect 	0	
17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> Positive effect 	+	Limited residential development.
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Insignificant effect 	0	An improvement to netball facilities of regional importance has potential to attract increased numbers of visitors.
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> Neutral effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Neutral effect 	0	Policy is unlikely to impact upon this objective.
Potential effect of Option on Economic Objectives:				
Overall neutral effect on economic objectives			0	
Potential effect of Option on All Sustainability Appraisal Objectives:			+	This site has positive impacts on social and environmental objectives through the enhancement of the netball facilities. This may also have limited, but positive, impacts on economic objectives.

MARLOW

MU28 Riley Road Car Park

Preferred Option Retail led mixed use

Objective Sustainability	Indicators	Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	<ul style="list-style-type: none"> some limited scope for ancilliary residential 	+	May not reach the threshold to provide affordable housing
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	<ul style="list-style-type: none"> Little effect on ambient noise (except deliveries?) 	+	The redevelopment of the area should lead to significant improvements in the perception regarding the potential for criminal and anti-social behaviour
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Immediately adjacent to Marlow town centre. 	++	Very important that the scheme design 'plug into' West Street in a meaningful way
4	Encourage a sense of community identity & welfare	<ul style="list-style-type: none"> 	+	The redevelopment of this run down area of Marlow town centre will help to reinforce the already strong sense of identity of the town centre.

5	Improve & maintain health & well-being of the population & reduce inequalities in health		<ul style="list-style-type: none"> unlikely to have strong positive or negative effect 	0	
Potential effect of Option on Social Objectives: positive social effects in relation to the use of this land in Marlow town centre				+	
Objective Sustainability		Predicted Effects			Comments:
		Nature of Effect	Assessment of effect		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation		<ul style="list-style-type: none"> 	+	Proposed policies in the Site Allocations DPD require sustainable construction practices Ground source heat should be explored
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment		<ul style="list-style-type: none"> Zone 3 Site within 400m of less than hourly bus service. Cycle route within half a mile. This site is suitable for the proposed use subject to it being demonstrated that there is no unacceptable impact on the existing transport network, taking account of safety, congestion and environmental quality, together with good quality accessibility by walking, cycling and public transport, including proposed improvements where appropriate. 	++	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources		<ul style="list-style-type: none"> Constraints on the water supply network to the site have been identified by Thames Water. Sewerage network capacity in this area is 	-	Once funding approved by regulator, up to 3 years required if upgrade to network required (Thames Water comments October 2006).

			<ul style="list-style-type: none"> unlikely to be able to support the demand anticipated from this development. Effect on quality of water resources unknown. 		
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses		<ul style="list-style-type: none"> Currently no biodiversity value on the site. Limited potential for new habitat 	0	Potential negative effect on the adjacent recreation ground if development is allowed to overshadow this area
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance		<ul style="list-style-type: none"> In Marlow Conservation Area and adjacent to Green space so design needs to be sympathetic to both. Building height and mass will affect landscape view. 	+	
11	To conserve & where appropriate enhance the historic environment		<ul style="list-style-type: none"> See above 	+	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted		<ul style="list-style-type: none"> Existing recycling facilities on site need to be maintained as part of any redevelopment 	+	
13	To conserve soil resources & quality		<ul style="list-style-type: none"> Site is PDL 	++	
14	To improve the efficiency of land use through the re-use of previously developed land		<ul style="list-style-type: none"> Entirely previously developed land. 	++	
15	To minimise the risk of flooding (in relation to both new & existing development)		<ul style="list-style-type: none"> Flood Risk Zone 1 	++	
Potential effect of Option on Environmental Objectives: broadly positive effects on environment, but some dependent upon the exact form of any development scheme,				+	
Objective Sustainability		Indicators	Predicted Effects		Comments:
			Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness		<ul style="list-style-type: none"> should help to provide a meaningful retail role within Marlow town centre and thus attract shoppers to the town. 	+	

17	To achieve a broad balance in the growth of housing, population & employment		<ul style="list-style-type: none"> .NA 	0	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector		<ul style="list-style-type: none"> Marlow is a popular tourist attraction – in the reinforcing of the strength of the town centre there is an indirect benefit for tourism. 	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District		<ul style="list-style-type: none"> NA 	0	
20	To reduce levels of social polarisation & levels of deprivation		<ul style="list-style-type: none"> Provides new employment opportunities 	+	
Potential effect of Option on Economic Objectives: should help to anchor the retail function of Marlow town centre.				+	
Overall effects: positive social, economic and environmental effects, subject to the detail of the actual design,					

M1 LISTON ROAD CAR PARK

Alternative Option: Retail with residential development

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	<ul style="list-style-type: none"> Redevelopment of this site would provide the residents of Wycombe with homes. Provision of affordable homes would depend on the number of homes the design would accommodate 	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	<ul style="list-style-type: none"> This site is not vacant or deprived so redevelopment is unlikely to affect crime unless through increased surveillance from residents 	?	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Accessibility zone 3 Within 30 minutes public transport time of local facilities. 	++	
4	Encourage a sense of community identity & welfare	<ul style="list-style-type: none"> The site is not within a deprived area or likely to help any nearby. The redevelopment would be an infill site rather than isolated development. 	+	

5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> The site is within 800m of a sports field and a childrens playground This option would not reduce or improve open space The site is not affected by major road or rail noise. 	++	
Potential effect of Option on Social Objectives: This development would be a more intensive use of an existing car park site. It is near to facilities and services.			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> Site would be expected to comply with Policy A16 on Sustainable Construction and South East Plan Policy NRM11on Energy Efficiency/Renewable Energy. 	++	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site within 400m of less than hourly bus service. Cycle route within half a mile. This site is suitable for the proposed use subject to it being demonstrated that there is no unacceptable impact on the existing transport network, taking account of safety, congestion and environmental quality, together with good quality accessibility by walking, cycling and public transport, including proposed improvements where appropriate. 	++	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Brownfield development but water supply and sewerage networks may need to be upgraded to service expansion/redevelopment. Effect on quality of water resources unknown. 	0	Once funding approved by regulator, up to 3 years required if upgrade to network required (much of water and waste water network is operating close to its design capacity). Thames Water comments October 2006.

9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> ○ The site is within a town centre and is not close to any nature or biodiversity designations. • The site is a car park so hard surfaced with vegetation only on the periphery. 	0	Whilst there would be virtually no loss of biodiversity redevelopment is unlikely to create habitats unless the developer accommodates this into the design.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> • The site is not particularly overlooked and is surrounded by development so will not impact on wider views or landscape. • There are no landscape designations on the site. • Redevelopment would not result in the loss of green space. 	+	
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> • The site is adjacent to Marlow Conservation Area so the redevelopment of the site may impact on the setting of the historic environment especially as the redevelopment involves a multi-storey car park. 	-	As it is only a car park at the moment redevelopment may be an improvement but it will result in the area being more built up.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> • Opportunity for usual domestic recycling 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> • The site is unlikely to be contaminated and is not agricultural land. 	+	
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> • All of the site is previously developed land 	++	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> • Flood Risk Zone 1 	++	
Potential effect of Option on Environmental Objectives: The site is previously developed land and its redevelopment is unlikely to impact on any designations.			++	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> • Option provides for employment as part of the retail development 	0/+	The existing car park provides parking for the town centre – depending on the design the increase or decrease in parking spaces could affect businesses.

17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> The site will create a small addition to the labour force. 	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> There are no tourist facilities. There is no employment use. 	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> The redevelopment will not create any new training or educational facilities 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> The proposal does not retain existing employment land. 	0	
Potential effect of Option on Economic Objectives: Option would provide employment opportunities. The car parking itself is important in terms of local economy.			0	
Potential effect of Option on All Sustainability Appraisal Objectives:				
Site is near to services and facilities and option would have no negative environmental effects. It would also offer employment opportunities.			+	

M2: Portlands

Alternative Option: Retail-led mixed-use

Objective Sustainability	Indicators	Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	<ul style="list-style-type: none"> Housing element would provide 40% affordable housing Housing element would contribute to housing requirements 	+	Proportion of affordable housing set in adopted SPD
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	<ul style="list-style-type: none"> No major or fast roads adjacent to the site Would not significantly increase noise levels Redevelopment likely to have a positive impact on crime so long as designed to the correct standards in line with adopted brief 	+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Immediately adjacent to the town centre facilities of Marlow. 	++	
4	Encourage a sense of community identity & welfare	<ul style="list-style-type: none"> It will bring a part of Marlow, close to the town centre, back into active use, and thus extend people's sense of ownership. 	+	

5	Improve & maintain health & well-being of the population & reduce inequalities in health		<ul style="list-style-type: none"> Court Garden Leisure Centre within 400m of the site, along with access to the Thameside path, Higginson park and other local amenities. 	+	
Potential effect of Option on Social Objectives: Provision of housing including affordable housing close to the town centre and leisure facilities				+	
Objective Sustainability		Predicted Effects			Comments:
		Nature of Effect	Assessment of effect		
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation		<ul style="list-style-type: none"> Site would be expected to comply with Policy A16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. 	+	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment		<ul style="list-style-type: none"> Zone 3 In Marlow Town Centre Site within 400m of less than hourly bus service. Cycle route within half a mile. This site is suitable for the proposed use subject to it being demonstrated that there is no unacceptable impact on the existing transport network, taking account of safety, congestion and environmental quality, together with good quality accessibility by walking, cycling and public transport, including proposed improvements where appropriate. 	++	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources		<ul style="list-style-type: none"> Constraints on water supply network to the site have been identified by Thames Water. Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Effect on quality of water resources unknown. 	-	Once funding approved by regulator, up to 3 years required if upgrade to network required (Thames Water comments October 2006).

9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses		<ul style="list-style-type: none"> Potential Loss of biodiversity 	-	Provision of an area of open space will mitigate for some of this loss
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance		<ul style="list-style-type: none"> landscape and townscape character will be changed by the development of the site 	0/+	SPD requires that the development includes as much greenery (such as through the use of hedges rather than walls) to reflect the green quality that the site currently enjoys, as well as the provision of on-site open space.
11	To conserve & where appropriate enhance the historic environment		<ul style="list-style-type: none"> In Marlow Conservation Area Potential for sympathetic design 	+	Depends on detailed design – SPD sets out details on how it is regarded that this can be achieved.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted		<ul style="list-style-type: none"> Housing incorporated into District wide recycling collection 	+	
13	To conserve soil resources & quality		<ul style="list-style-type: none"> Site is PDL 	++	
14	To improve the efficiency of land use through the re-use of previously developed land		<ul style="list-style-type: none"> Previously developed land Housing Intensification 	++	
15	To minimise the risk of flooding (in relation to both new & existing development)		<ul style="list-style-type: none"> Flood zone 1 	++	
Potential effect of Option on Environmental Objectives: Loss of biodiversity but some potential for mitigation. Not in flood zone. Sustainable location.				++	
Objective Sustainability		Indicators	Predicted Effects		Comments:
			Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness		<ul style="list-style-type: none"> Option would provide employment opportunities in retail element of the development 	+	
17	To achieve a broad balance in the growth of housing, population & employment		<ul style="list-style-type: none"> provides for housing 	+	

18	To encourage a diverse economy including a vibrant & sustainable tourism sector		<ul style="list-style-type: none"> • Unsure of effect 	?	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District		<ul style="list-style-type: none"> • n/a 	0	
20	To reduce levels of social polarisation & levels of deprivation		<ul style="list-style-type: none"> • not in area of deprivation • 	0	
Potential effect of Option on Economic Objectives: Potentially a positive effect				+	
Potential effect of Option on All Sustainability Appraisal Objectives:					
Site is near to services and facilities and option would have no negative environmental effects. It would also offer employment opportunities.				+	

M3 DEAN STREET CAR PARK

Retail with residential development

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home	<ul style="list-style-type: none"> Redevelopment of this site would provide the residents of Wycombe with homes. Provision of affordable homes would depend on the number of homes the design would accommodate 	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work	<ul style="list-style-type: none"> This site is not vacant or deprived so redevelopment is unlikely to affect crime unless through increased surveillance from residents 	?	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Accessibility zone 3 The site is within the town centre boundary and therefore close to all essential facilities. 	++	
4	Encourage a sense of community identity & welfare	<ul style="list-style-type: none"> The site is not within a deprived area or likely to help any nearby. The redevelopment would be an infill site rather than isolated development. 	+	

5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> The site is within 800m of a sports field and a childrens playground This option would not reduce or improve open space The site is not affected by major road or rail noise. 	++	
Potential effect of Option on Social Objectives: This development would be a more intensive use of an existing car park site. It is near to facilities and services.			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation	<ul style="list-style-type: none"> Site would be expected to comply with Policy A16 on Sustainable Construction and South East Plan Policy NRM11on Energy Efficiency/Renewable Energy. 	+	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is in Accessibility Zone 3. Site is within walking distance of half-hourly bus service. Cycle route within half a mile. Ability to improve public transport in the long term. This site is suitable for the proposed use subject to it being demonstrated that there is no unacceptable impact on the existing transport network, taking account of safety, congestion and environmental quality, together with good quality accessibility by walking, cycling and public transport, including proposed improvements where appropriate. 	++	
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Brownfield development but water supply and sewerage networks may need to be upgraded to service expansion/redevelopment. Effect on quality of water resources unknown. 	0	Once funding approved by regulator, up to 3 years required if upgrade to network required (much of water and waste water network is operating close to its design capacity). Thames Water comments October 2006.

9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> ○ The site is within a town centre and is not close to any nature or biodiversity designations. • The site is a car park so hard surfaced with vegetation only on the periphery. 	0	Whilst there would be virtually no loss of biodiversity redevelopment is unlikely to create habitats unless the developer accommodates this into the design.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> • The site is not particularly overlooked and is surrounded by development so will not impact on wider views or landscape. • There are no landscape designations on the site. • Redevelopment would not result in the loss of green space. 	+	
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> • The site is adjacent to Marlow Conservation Area so the redevelopment of the site may impact on the setting of the historic environment especially as the redevelopment involves a multi-storey car park. 	-	As it is only a car park at the moment redevelopment may be an improvement but it will result in the area being more built up.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> • Opportunity for usual domestic recycling 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> • The site is unlikely to be contaminated and is not agricultural land. 	+	
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> • All of the site is previously developed land 	++	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> • Flood Risk Zone 1 	++	
Potential effect of Option on Environmental Objectives: The site is previously developed land and its redevelopment is unlikely to impact on any designations. The site is adjacent to the Marlow Conservation Area.			++	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> • Option provides for employment as part of the retail development 	0/+	The existing car park provides parking for the town centre – depending on the design the increase or decrease in parking spaces could affect businesses.

17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> The site could create a small addition to the labour force. 	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> There are no tourist facilities. There is no employment use. 	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> The redevelopment will not create any new training or educational facilities 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> The proposal does not retain existing employment land. 	0	
Potential effect of Option on Economic Objectives: Option would provide employment opportunities. The car parking itself is important in terms of local economy.			0	
Potential effect of Option on All Sustainability Appraisal Objectives:				
Site is near to services and facilities and option would have no negative environmental effects. It would also offer employment opportunities.			+	

PRINCES RISBOROUGH

SR4 Ker Maria Nursing Home, Aylesbury Road

Preferred Option: Special Residential Development

Sustainability Objective	Predicted Effects		Comments:
	Nature of Effect	Assessment of effect	
1 To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Positive effect 	++	Redevelopment of the site will meet local need for special residential units
2 To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> No effect 	0	No evidence that area is subject to crime or anti-social behaviour.
3 To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Positive effect 	+	Site is close to the facilities and services available in the centre of Princes Risborough.
4 Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Positive effect 	+	Site is well positioned within a wider residential area.
5 Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> No effect 	0	

Potential effect of Option on Social Objectives:				
Overall positive effect on social objectives			+	
Sustainability Objective			Assessment of effect	Comments:
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> Positive effect 	++	New development will be required to meet new sustainable construction standards
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Positive effect 	+	Site is close to the centre of Princes Risborough allowing visitors and residents to use public transport.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Insignificant effect 	0	New development will be required to meet new sustainable construction standards
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> Neutral effect 	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Neutral effect 	0	
11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> Positive effect 	+	Redevelopment will be sensitive to the neighbouring Conservation area.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Insignificant effect 	0	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> No effect 	0	

14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> • Positive effect 	+	This will be the redevelopment of previously developed land.
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> • Insignificant Effect 	+	Site within Floodzone 1. No other risks identified.
Potential effect of Option on environmental Objectives:				
Overall positive effect on environmental objectives			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> ▪ Positive effect 	+	Limited potential for increase in local jobs
17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> ▪ Positive effect 	+	Allocation for residential development.
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> • Neutral effect 	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> • Neutral effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> ▪ Neutral effect 	0	Policy is unlikely to impact upon this objective.
Potential effect of Option on Economic Objectives:				
Overall positive effect on economic objectives			+	
Potential effect of Option on All Sustainability Appraisal Objectives:			+	This policy has positive impacts upon social, environmental and economic objectives through the re-provision of special residential development.

BOURNE END

Policy RL1: Slate Meadow

1 Option: Housing

NB This appraisal relates to both options outlined in the Consultation Report – these options differ only in terms of the location of the Village Green

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Option would contribute towards providing affordable housing opportunities and meeting overall housing requirements. 	+	
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour. 	0/+	
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services.	<ul style="list-style-type: none"> Site is close to a primary school. The site is not within walking distance of other essential services and facilities in either Bourne End or Wooburn. Site is between 800m and 1km from the moderate range of facilities and employment opportunities at Bourne End District Centre; approx 7km from the wide range of facilities and employment opportunities High Wycombe town centre; and 7km from the wide range of facilities and employment opportunities at Maidenhead town centre. 	-	
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Local concerns that this option would result in coalescence of separate communities (Bourne End and Wooburn) undermining local community identity. Not in or near to area of deprivation. 	--	Green corridor through the site would be needed, providing access link for wildlife and people through the site. Development would need to integrate with the existing urban area on each side.
5	Improve & maintain health & well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> Development would exacerbate open space deficiency although part of the site is designated as a village green and is used for informal recreation. This area (whether in its existing location or elsewhere on the site) therefore could not be developed in any case. Recreational facilities (pitches) are close to the site but as these are school facilities they are restricted access. Sporting and 	0	On-site open space would be required, including amenity space (in the form of the existing village green), play/teen facilities and potentially space for pitch sport. Either the village green would need to be retained in its current location or an area of at least the same size provided as a replacement elsewhere

		<p>leisure facilities at Wooburn Park are located at the edge of the 800m buffer from the site.</p> <ul style="list-style-type: none"> Site does not suffer from poor air quality or noise sources 		on the site, subject to completion of any necessary statutory procedures.
Potential effect of Option on Social Objectives:			-	
Option would provide housing towards requirement and is near to local employment opportunities. However it is poorly located for a wider range of facilities and raises significant local concerns of coalescence of communities.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
6	To reduce contributions to climate change through: <ul style="list-style-type: none"> e) Sustainable building practices f) Maximising the potential for renewable energy & energy conservation 	<ul style="list-style-type: none"> Site would be expected to comply with Policy B16 on Sustainable Construction and South East Plan Policy NRM11 on Energy Efficiency/Renewable Energy. New development may allow for the introduction of new design techniques into the construction 	++	
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Site is located in Accessibility Zone 4 Peripheral location for the main town of High Wycombe, but the site is currently served by frequent bus services (higher frequency than half hourly) running on the route between Bourne End and High Wycombe. These run directly adjacent to the site. There is a railway service in Bourne End providing connections to the Great Western Main Line. Cycle route adjacent to site on former railway line The site can be safely accessed by foot and car with improvements. The option would have an adverse impact on the transport network which could be overcome through mitigation and improvement measures. 	0/+	Road access would need to be required from Stratford Drive and Willows Road or Frank Lunnon Close. Junction improvements would be required for the A4094 Brookbank/Stratford Drive junction and the A4094/Willows Road or Frank Lunnon Close junction. Pedestrian/cycle access onto Stratford Drive and Frank Lunnon Close would be required, as well as pedestrian/cycle access onto the former railway line and retention of footpaths through the site. Full Transport Assessment would be required to identify the likely impact of development and the extent of mitigating measures.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Greenfield development – water supply and sewerage systems likely to need upgrade. Effect on quality of water resources unknown. 	0	
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses	<ul style="list-style-type: none"> Site not in or adjoining nationally or locally designated site. But there are hedgerows in the site which are important for providing habitats and wildlife links. 	0	Retention of key hedgerows would be needed and provision of green corridor providing access link for wildlife would be needed, to form part of the District's Green Infrastructure Network.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> No effect on designated sites. Adjacent to local landscape area but relatively limited intrinsic landscape value on the site itself. The village green on the site would need to be retained, either in its current location or an alternative location of the equivalent size elsewhere on the site, subject to completion of any necessary statutory procedures. 	0	Retention of tree-lined buffer at north-west corner of site would be needed. Provision of green corridor through the site would be needed to form part of the District's Green Infrastructure Network, to link the former railway line with the River Wye.

		<ul style="list-style-type: none"> Development would impact on views into and out of the site from the valley sides. 		
11	To conserve & where appropriate enhance the historic environment	<ul style="list-style-type: none"> The site is not in or adjoining designated site. 	0	
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities may become available through new domestic construction and waste collection. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> Much of the site is Grade 2 agricultural land – loss of best and most versatile land. Development of the site would therefore mean the loss of some best and most versatile agricultural land. Contamination status is unknown but the site is not previously developed. 	--	
14	To improve the efficiency of land use through re-use of previously developed land	<ul style="list-style-type: none"> Development would result in loss of greenfield land 	--	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Majority of the site is flood zone 1, but a portion is flood zone 2 and the river course is flood zone 3. 	0/-	Further more detailed investigation required and flood attenuation and mitigation measures would be needed.
Potential effect of Option on Environmental Objectives:			0/-	
There are some negative environmental impacts including agricultural land and potential flood risk but some scope for mitigation and improvement.				
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> N/A No employment opportunities considered 	0	
17	To achieve a broad balance in the growth of housing, population & employment	<ul style="list-style-type: none"> Option will increase labour supply 	+	
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> N/A 	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District	<ul style="list-style-type: none"> No direct effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Not in or close to an area of deprivation. No employment is proposed. 	0	

<p>Potential effect of Option on Economic Objectives:</p> <p>Option would contribute to the local labour supply.</p>	0/+	
<p>POTENTIAL EFFECT OF OPTION ON ALL SUSTAINABILITY APPRAISAL OBJECTIVES:</p> <p>Option would contribute to the local labour supply and provide housing and there is scope for mitigation of some of the negative environmental effects. However option is poorly related to many local services and facilities and raises significant concerns over community identity.</p>	0/+	

RES57 Rear of 29-39 and 37 Furlong Road, Bourne End

Preferred Option: Residential Development

Sustainability Objective	Predicted Effects		Comments:
	Nature of Effect	Assessment of effect	
1 To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Positive effect 	+	Limited provision of residential.
2 To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> No effect 	0	No evidence that area is subject to crime or anti-social behaviour.
3 To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Positive effect 	+	Site is close to the facilities and services available in the centre of Bourne End.

4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> No effect 	0	
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> Positive effect 	+	Creation of new linkage to the right of way will encourage walking to the centre and the station.
Potential effect of Option on Social Objectives:				
Overall positive effect on social objectives			+	
Sustainability Objective			Assessment of effect	Comments:
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> Positive effect 	+	New development will be required to meet new sustainable construction standards
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> Positive effect 	+	Creation of new linkage to the right of way will encourage walking to the centre and the station. Site close to main bus routes running through Bourne End.
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> Insignificant effect 	0	New development will be required to meet new sustainable construction standards
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> Neutral effect 	0	
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Neutral effect 	0	
11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> Neutral effect 	0	

12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Insignificant effect 	0	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> No effect 	0	
14	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> Positive effect 	+	Redevelopment of previously developed land.
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> Insignificant Effect 	+	Site within Floodzone 1. No other risks identified.
Potential effect of Option on environmental Objectives:				
Overall positive effect on environmental objectives			+	
Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of Effect	
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Neutral effect 	0	
17	To achieve a broad balance in the growth of housing, population & employment.	<ul style="list-style-type: none"> Positive effect 	+	Allocation for residential development.
18	To encourage a diverse economy including a vibrant & sustainable tourism sector	<ul style="list-style-type: none"> Neutral effect 	0	
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> Neutral effect 	0	
20	To reduce levels of social polarisation & levels of deprivation	<ul style="list-style-type: none"> Neutral effect 	0	Policy is unlikely to impact upon this objective.
Potential effect of Option on Economic Objectives:				
Overall neutral effect on economic objectives			0	

Potential effect of Option on All Sustainability Appraisal Objectives:	+	This policy has positive impacts upon social and environmental objectives through the provision of residential development and the release of a scattered employment site. Plus limited, but positive, impacts upon economic objectives.

RURAL AREAS

Spring Bank House, High Street, Lane End (MU34)

Preferred Option: Mixed Use 50% Residential 50% Business (B1)

Sustainability Objective		Predicted Effects		Comments:
		Nature of Effect	Assessment of effect	
1	To provide the residents of Wycombe District Council with the opportunity to live in a quality home.	<ul style="list-style-type: none"> Positive effect 	+	Affordable housing would be provided as part of this scheme, lower threshold in rural areas mean significant contribution to meeting needs. Limited contribution to overall housing requirements
2	To reduce crime, fear of crime & anti-social activity through the creation of safer places to live & work.	<ul style="list-style-type: none"> Likely to lead to a positive or at least neutral impact on levels of crime and anti-social behaviour. 	+	The establishment of new policies associated with the ongoing use of this land for employment and business uses has the potential to improve the levels of crime and anti-social behaviour.
3	To improve accessibility to essential services & facilities & to provide opportunities to obtain good access to high quality health, education, recreation & other community facilities & services	<ul style="list-style-type: none"> Positive 	++	All facilities are within 500m of the site
4	Encourage a sense of community identity & welfare.	<ul style="list-style-type: none"> Positive 	++	Consolidates existing settlement, potential enhancement. Potential to benefit an area of deprivation
5	Improve & maintain health & well-being of the population & reduce inequalities in health	<ul style="list-style-type: none"> .Positive 	++	Site not in open space deficiency area. Sport, leisure and/or recreational facilities within 800m. Site does not suffer from poor air quality. Site not affected by existing noise source. Option unlikely to increase ambient noise levels

Potential effect of Option on Social Objectives:				
Overall positive effect on economic objectives through the access to local facilities, not an isolated form of development and may benefit deprived area.			++	
Sustainability Objective			Nature of Effect	Predicted Effects Assessment of effect
6	To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy & energy conservation.	<ul style="list-style-type: none"> Positive 	++	New development will be required to meet new sustainable construction standards
7	To encourage the use of sustainable methods of transport to reduce negative effects on the environment	<ul style="list-style-type: none"> 	0	Site is in rural village so Zone 5, hourly bus service passes site and cycle route within half a mile. Village facilities accessed easily on foot from village, development may offer potential to enhance existing bus service. Opportunity to improve poor link between old and new part of the village
8	To provide for sustainable levels of water use, supply & management, including quality of water sources	<ul style="list-style-type: none"> 	+	No water supply or sewage capacity issues identified and no affect on quality of water resources.
9	To maintain & enhance biodiversity, flora & fauna & avoid irreversible losses.	<ul style="list-style-type: none"> Site in SSSI buffer zone, adjacent to green space. May be protected species on site. Limited habitat on site (some trees). May be potential for habitat creation. 	+	Would need ecological assessment at Development Control stage.
10	To protect & enhance the landscape & townscape character of the District & in particular, those areas of designated importance	<ul style="list-style-type: none"> Site within AONB. Small open space on site (not designated) Limited impact on wider landscape & views. 	+	Impact on landscape designation would need to be assessed at DC stage. Development would need to make contribution towards open space either on site or off site.
11	To conserve & where appropriate enhance the historic environment.	<ul style="list-style-type: none"> No known features of historic interest. 	0	Would need to assess importance of existing site historically at Development Control stage.
12	Minimise waste & then re-use it through recycling or composting or recovering energy from waste that has not been recycled or composted	<ul style="list-style-type: none"> Recycling opportunities exist for recycling of existing building materials if redevelopment. 	+	
13	To conserve soil resources & quality	<ul style="list-style-type: none"> 	+	<ul style="list-style-type: none"> Site is PDL Investigation required to ascertain if land is contaminated

+	To improve the efficiency of land use through the re-use of previously developed land	<ul style="list-style-type: none"> All previously developed. 	++	
15	To minimise the risk of flooding (in relation to both new & existing development)	<ul style="list-style-type: none"> In flood zone 1. 	++	Potential to use sustainable urban drainage techniques.
Potential effect of Option on Environmental Objectives:				
Overall positive in achieving environmental objectives. Redevelopment of the site will provide opportunities to make the site more sustainable in terms of energy consumption and linking old and new parts of village, is utilising a previously developed site and has no affect on flooding.			++	
Sustainability Objective		Predicted Effects		Predicted Effects
		Nature of Effect	Nature of Effect	Assessment of Effect
16	To encourage economic growth & competitiveness	<ul style="list-style-type: none"> Positive 	+	Potential to redevelop for higher value employment, current buildings have a specialised use, but overall allocation would result in a loss of employment land
17	To achieve a broad balance in the growth of housing, population & employment.		+	Limited addition to the labour force.
18	To encourage a diverse economy including a vibrant & sustainable tourism sector		+	Limited opportunity to provide range of employment uses or sizes, not tourism proposed, but could accommodate a hotel
19	To develop & maintain a skilled workforce to support long-term competitiveness of the District.	<ul style="list-style-type: none"> No change to training facilities. 	0	May provide for training through developer contributions (depending on size of development)
20	To reduce levels of social polarisation & levels of deprivation	2. Area of deprivation with regard to skills training for older people.	+	May provide for training through developer contributions (depending on size of development)
Potential effect of Option on Economic Objectives:				
Retention of employment as part of a mixed use development will bring new employment opportunities as well as increasing labour supply			+	
Potential effect of Option on All Sustainability Appraisal Objectives:				
Overall allocation of this site for a mixed development has a positive impact on sustainability objectives, providing affordable and market housing, jobs and redevelopment of a brownfield site. Although located in rural area site has reasonable access to facilities and public transport, redevelopment may enable enhanced services as well as the re-use of long term vacant site.			++	

