

APPENDIX 2 - Other Plans & Programmes - sustainability issues

	Source	Implications for plan	Implications for SA/ Key sustainability issues	Objective	Indicators
Social Objectives					
National	PPG3 Housing (March 2000) Plan to meet the housing requirements of the whole community, incl. those in need of affordable and special needs housing.	Support / encourage the provision of affordable housing/special needs housing. Make sure that there is sufficient land or buildings available to meet housing requirements	Clarify different housing needs which are met by small houses and apartments.	1. To provide everybody living in South Bucks District with the opportunity to live in a decent and affordable home	New homes built which are affordable housing Housing completions, allocations and permissions
National	PPG3 Housing (March 2000) Provide greater choice and a better mix in the size, type and location of housing. <i>60 % of additional housing to be provided on PDL.</i>	Support / encourage the provision of a mix of housing types and sizes Encourage new development on brownfield land. Efficient use of land without compromising quality	How can we best achieve this? Sustainability of such developments in settlement areas compared with brownfield sites in Green Belt. Issue may prioritise housing use of some employment sites. Govt guidance on relating efficiency to density & location. Issue of wider transport sustainability compared to local impact of any site.		Social housing failing decent home standard or judged unfit.(NB. Indicator for unfit homes will change)
National	PPG3: Housing (March 2000) Annex E: The release exceptionally for small scale, low cost housing schemes within existing settlements.	Support / encourage small-scale low cost housing schemes Need for a rural exception policy within South Bucks ?	Environmental implications in terms of loss of possibly greenfield sites adjacent to villages. Socially allow people to stay living in the area.		
National	PPS23 Planning & pollution Control - To ensure that the location of development does not suffer from unacceptable levels of land contamination or air pollution (will depend on type of development proposed) (Appendix 1G)	Ensure that air and land contamination is assessed - will depend on type of development.			
National	Quality and Choice: a decent home for all [The Housing Green Paper] (2003) To offer everyone the opportunity of a decent home - across all types of housing, owned or rented, private or public.	Set targets for the proportion of social rented and other forms of affordable housing, incl. the proportion to be provided for key workers.			
National	Sustainable Communities: building for the future (Feb. 2003) To address the housing needs of rural communities - incl. affordable homes and to build homes of good standard. <i>All social housing to be to decent home standard by 2010.</i> Meet ecohomes standards. Build more small homes. Considering allowing affordable homes to be sought on sites of smaller than 15 dwellings.	Seek to increase the quality of housing. Make sure that the housing standard meets requirements. Small and "eco" homes may need adjustment to design and amenity taste in areas where larger and neo-traditional and classical designs predominate. Are affordable units on smaller sites realistic or would contributions to sites elsewhere be more effective? Are there "sites elsewhere"?	Define the scope of sustainable design and construction. Maximise the policy options for affordable provision.		No of empty properties
National	Planning for Gypsy & Traveller Sites, consultation paper, Dec. 2004 LPAs should identify suitable sites for gypsies and travellers in DPDs. Criteria based policies for the location of gypsy and traveller sites should not impose on total, blanket-ban on sites in the Green Belt (para. 33)	Meet needs for gypsies and travellers			
Regional	Emerging South East Plan, draft (Oct. 2004) <i>Policy S4: Supporting an ageing population</i> Local authorities should have regard to assessing and planning for the housing and other needs that arise, and especially the location of specialist facilities with access to services and public transport Household size is expected to continue to fall. The ONS draft 2002 population projections project a fall from 2.34 persons per household in 2001 to 2.15 in 2021.	Meet housing need for elderly. Encourage the provision of 1 and 2 bedroom dwellings	Clarify the different housing needs which are met by small houses and by apartments.		

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Regional	Emerging South East Plan, draft (Oct. 2004) <i>Policy H4: Affordable housing</i> 25% of all new housing should be social rented accommodation and 10-15% other forms of affordable housing	Set site thresholds for the provision of affordable housing Meet target set for housing provision and distribution	Housing requirements from the South East Plan could be higher than those set out in the Structure Plan		
Regional	SE Regional Housing Strategy 2004/05 - 2005/06 (2004) Priority for housing for key workers. Make sure there is enough housing so that everyone has the opportunity to live in a decent home. <i>Target for housing in rural settlements (building a minimum of 720 new homes in rural villages with pop. of fewer than 3,000 people)</i>	Meet housing need for key worker			
County	Buckinghamshire County Structure Plan, 2001-16, Deposit Draft (Sep. 2003) <i>Policy 10</i> sets out the amount and distribution of new housing, which is for SBDC 1500 dwellings in the period between 2001 and 2016. <i>Policy 12 Affordable housing:</i> Secure housing for local households and key workers who cannot afford to buy or rent a home on the open market.	Meet strategic housing requirement target. A significant increased proportion of new housing development to be within the affordable category			
Local	Community Plan for South Bucks (2003) A supply of houses that local people and those who need to live in the District can afford	Provide dwellings to allow local residents to remain within their communities - especially the young and elderly			House price/earnings affordability ratio
Local	SB Housing Strategy 2002-07 (Sep. 2002) Delivering affordable housing for key workers and other in local need	Support/encourage the provision of affordable housing	Provision static 1999-2003 despite high level of need. Waiting list up 10% since 1998 & nos. in temporary accommodation higher than in 1998.		Amount of key worker housing provided p.a.
Local	SB Homelessness Strategy (July 2003) Expand the supply of affordable housing. Prevent homelessness from occurring.	Support/encourage the provision of affordable housing			Number of households on the housing register. Number of homeless households.
Local	SBDC Housing Strategy 2004-2007, draft The number of households accepted as homeless has been relatively low over the past three years, but has risen to a high of 48 accepted households in 2003/04. Lone female parents make up the most significant proportion of homeless households (50%), followed by parental eviction.	Support/encourage the provision of affordable housing. If the policy options for affordable provision are to be maximised, should these go beyond current policy?	More affordable 1 and 2 bedroom dwellings needed. Environmental implications in terms of loss of possibly greenfield sites adjacent to villages. But, socially, allows people to stay living in their community.		
Other Baseline Data	South Bucks and Chiltern District Council Housing Needs Survey, 2002 <i>Identified a need for an additional 1770 dwellings up to 2007 - i.e. 354 units per annum.</i> The greatest shortage is for one bedroom accommodation (75.4%) followed by two bedrooms (24%)	Support/encourage the provision of affordable housing	Meet affordable housing needs especially the shortage for one and two bedroom accommodation		
Other Baseline Data	BCC Bucks Housing Potential Study 2003 considered potential from the full range of sources in both urban and rural areas. The summary discounted potential figure for the period to 2016 was about 2880 dwellings inc. some allowance for large rural brownfield devt.	In SBDC view there may well be infrastructural as well as environmental implications as well as need for adjustment of enabling policy. Capacity may thus be below the potential stated.	How to weigh sustainability of urban intensification sites against brownfield sites in Green Belt areas.		
Other Baseline Data	SB Urban Capacity (Potential) Study 2003-04 Subject to provisional endorsement by Members if given and any future external comment, there may be potential for between about 890 and 1650 dwellings in the towns excluded from the GB in the period up to 2018 (inc. commitments). The realised level of such potential would depend upon a number of factors as will be set out in the Study findings.	Need to consider relaxation of some or all of present policies that may affect sites. Many underdeveloped urban sites have very high environmental quality. If potential sites come forward there should not be a need to release Green Belt sites for development.	Options and Proposals to be assessed against a wide range of objectives etc.including delivery and a sufficient mix of housing types supply. Issues of local impact for wider benefit.		
Other Baseline Data	National Statistics, Census 2001 The District has a greater proportion (44.85%) of age groups over 45 than is the case for the South East (40.63%) Population over 60 in particular is projected to grow significantly by 2016.	Provide care services and accommodation	Implications for both social care needs and type of dwellings required in the Plan period		

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Other Baseline Data	National Statistics, Census 2001 Younger adults (20-29) are a smaller % of the current district population than in the SE as a whole, though are projected to increase to 2016		Steady rises in twenties group (household formers) has implications for starter housing needs, particularly during 2006-11		
Other Baseline Data	Indicies of Multiple Deprivation, 2004 14 out of the 40 aeas ranked in the bottom 50% nationally, incl. 7 areas in the worst 20% on barriers to housing and services				
Other Baseline Data	Lands Registry, Feb. 2004 The overall average price for a dwelling in SBDC is £389,775, compared with an overall average for the SE region of £205,109.		The high cost of housing in the District has made it difficult for many people to buy and rent homes		
National	Safer Places, the planning system and crime prevention (2004) Government guidance on reducing crime through planning and good urban design	To create well defined routes and spaces that are overlooked and where the level of human activity is appropriate to the location.	Should development be prioritised in generally "safer" locations? Should we have a "Designing out crime guide" or "Urban Design Guide"?	2. To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work	
County	Buckinghamshire Community Plan 2002-05 (Oct. 2002) Creating safer communities. <i>22% less vehicle crime by 2005</i> Improving the health of Buck's <i>26% reduction in road accident death, 30% for children</i>	Seek to meet target	Need for well defined routes & spaces that are overlooked & with appropriate levels of human activity.		Recorded crimes per 1,000 population - domestic burglaries, violent offences, vehicle crime Number of fatal and serious road accidents occurring p.a.
County	Bucks Road Safety Plan 2002-10 <i>Fewer road accident deaths and serious casualties, 26% reduction overall, 30% for children.</i>				
Local	Community Plan for South Bucks (2003) Reduced crime and the fear of crime.	Increase safety and sense of security			Police surveys results on the fear of crime
Local	SB Corporate Plan (2004) Help residents to feel safer in their homes and in the community, encourage a stronger community spirit	Minimise crime and fear of crime through design. Create a sense of community ownership	Whether "gated communities" or properties help or hinder this objective, for the wider community.		
Local	Community Safety Strategy 2002-05 <i>15 % reduction in burglaries both business and in dwellings.</i> <i>33% reduction in vehicle crime over the next 3 years.</i> Reduction in violent crime and burglaries. Community Safety Strategy 2005-08 Consultation leaflet retains the above as priority topic areas.	Seek to meet targets, via "Planning Out Crime" policy. Does it follow that development should be prioritised in the north-west of the District?	Burglary & vehicle crimes are the highest in Bucks. Violent crimes are increasing.		
Other Baseline Data	Source (IMDs & spatial portrait): Crime rates in SBDC with 26 out of 40 areas ranked in the bottom 50% of areas nationally, including 7 areas in the worst 20%.	Need to consider "Planning Out Crime" policy provisions. Issues worst in south and east of District.	There are problems of burglaries and car theft in some areas and drug-related crime, spilling over from Slough		
National	PPG17: Planning for open space, sport and recreation (2002) Create local networks of high quality and well managed and maintained open spaces, sports and recreational facilities - accessible by walking, cycling and public transport. Promote social inclusion and community cohesion	Promote access to open space and recreational facilities within walking/cycling distance	Might this include cycle access to Green Belt open access woodlands via "quiet lanes" where feasible?	3. To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, recreation and other community facilities and services	
National	Our Countryside: The Future - A Fair Deal for Rural England (2000) To maintain and stimulate communities, and secure access to services, for those who live or work in the countryside.	Protect existing community facilities Identify opportunities for enhancing community facilities			% of residents defined as within a distance of 500m of key local services incl. PO, food shop, GP, primary school
National	PPS6: Planning for town centres - Draft (2003) To promote vital and viable city, town and other centres by promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.	Sequential approach to site identification. Developments should take place in town centres in the first instance.	More shopping locally would add to local traffic impacts, and parking demand, unless offset by use of buses including possible new loop service in Beaconsfield.		

	Source	Implications for plan	Implications for SA/ Key sustainability issues	Objective	Indicators
Regional	RPG 9 (March 2001) Opportunities should be provided for leisure and recreation in, and access to, the countryside in ways which retain and enhance its character. Existing network of larger town centres should be focus for major retail, leisure and office development	Seek to maximise the use of parks, attractions, sports facilities which meet needs but do not adversely affect nearby centres or rural locations. Promote a mix of uses within Town centres			
Regional	Emerging South East Plan, draft (Oct. 2004) <i>Policy RE3 - Human resource development</i> Development plans should include policies which ensure that sufficient and accessible premises are available for training and education purposes.	Promote/provide access to training and education facilities.			
Regional	Regional Economic Strategy (2002-12) Vibrant communities - strong, diverse and healthy communities				
County	Replacement Buckinghamshire County Structure Plan 2001-16, Deposit Draft (2003) Existing town centres will be the main focus for shopping, employment, leisure and cultural activity. The proportion of shopping floorspace in TCs to be maintained or increased.	Maintain or if possible increase retail floorspace			
County	Buckinghamshire Local Transport Plan 2001-06 (July 2000) To promote accessibility to everyday facilities for all, incl. those without a car.	Encourage the provision of a wide range of services with good access			
Local	Outdoor Playing Space in South Bucks (Planning Guidance): Shows that some parishes within South Bucks have a deficiency in the supply of outdoor playing space. These are: Beaconsfield, Burnham, Gerrards Cross, Hedgerley, Iver and Wexham.	Seek to secure public open space provision for new residential developments and set out the level of provision that will be required.			
Local	Community Plan for South Bucks (2003) Access to good quality jobs, education, homes, services and amenities. A thriving community in which people have access to, and the ability to shape, high quality facilities and services that help them to lead enjoyable and fulfilling lives. Youth facilities and safe places for young people to meet are seen as inadequate and poorly served by public transport. Some Parish Appraisal identified the need for better youth and children's facilities, clubs, meeting points & after school activities (Beaconsfield, Denham, Farnham Royal, Iver, Stoke Poges, Taplow) Improved health for all: reduced inequalities in access to health facilities. Ensure that over 90% of residents can see a health care professional in their surgery within 1 working day and a family doctor within 2 days. The parish appraisals also identified a need for the following: library (Denham), secondary school (Denham, Iver), additional medical surgeries (Beaconsfield, Gerrards Cross and Stoke Poges) and a dental surgery (Beaconsfield) Sustain Village shops in Farnham Royal and Stoke Poges (Parish Appraisals)	Encourage the provision of a wide range of services within good access	Lack of Youth Facilities. Public library and secondary school needed? Additional medical surgeries		
Local	Cultural Strategy (July 2003) To improve access and opportunity to and to experience cultural services for all sections of our community. Also identify gaps in provision and target resources where they are needed most.				
Other Baseline Data	Chiltern and South Bucks Health Improvement and Modernisation Plan 2002-05 Improving waiting times. Improving services for children, young people and older people. 100% of patients to be found a bed within 4 working days of the decision to admit.				

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Other Baseline Data	Source (spatial portrait): Gerrards Cross is currently without a surgery and the Taplow Surgery is looking to expand its practice but is finding it difficult to find new premises within the developed area outside the Green Belt		Meeting some social needs may be feasible, or be claimed to be feasible, only on greenfield or Green Belt, sites, or be feasible only if cross supported by further development in less sustainable locations.		
Other Baseline Data	National Statistics, Census 2001 The school age population is marginally higher in SBDC (14.32%) than in the SE generally (14.02%), but this group is projected to fall steadily through to 2016.		Projected falls in primary & secondary school age pupils have implications for school places. Rise in older teenage group to 2011, then fall has implications for sixth form college and youth provision.		
Other Baseline Data	Nathanial Lichfield & Partners Ltd, 2003 With forecast growth in expenditure on both convenience and comparison shopping, it will be necessary to be spent locally within the towns, if the towns are to maintain their position.	Ensure an inviting mix of uses within centres that support the main retail offer. Follow sequential approach for any new development.	Enhance the provision of retail provision in the existing towns. More shopping locally by residents would add to vitality and viability and would reduce longer car journeys to larger centres.		
Other Baseline Data	Key Issues and Options consultation 2003/04 The provision of sufficient parking in town centres was considered to be important if centres were still to remain attractive. Only a very small minority (7%) thought that there was a deficiency in retail provision in the District.	local issue - improve scope of key village centre provision in Iver?	If so, might trade be diverted from local shops in Iver Heath and Richings Park, adding to car journeys and reducing walking?		
Other Baseline Data	SB Infrastructure study (2004) There is increased demand for indoor and outdoor space for hire. Many of the settlements within the Green Belt lack key basic services and facilities required by a person e.g. food, access to education, employment and public transport.				
Other Baseline Data	National Standards, Local Action Health and Social Care Standards and Planning Framework 2005/06-2007/08 National targets cover four broad priority areas: 1. Health and well-being of the population 2. Long-term conditions 3. Access to services 4. Patient/user experience				
Environmental Objectives					
National	PPG13: Transport (2001) Promote sustainable transport choices for both people and for moving freight. Promote accessibility for essential facilities and services, such as jobs, shops, healthcare leisure facilities, education. Reduce the need to travel, especially by car. Focus major generators of travel demand in city, town & district centres and near to major public transport interchanges. Accommodate housing principally within existing urban areas. Set maximum parking standards.	Locate new development in areas which can be best served by public transport. Seek to reduce the number of motorised trips. Ensure a closer relationship between spatial planning and transport planning. Encourage the use of public transport, walking and cycling. Relate parking standards in PPG13 to local circumstances.	The areas meeting this aim are either the large towns with high quality residential areas, or are areas without good brownfield opportunity, or are less sustainable GB3 settlements without many local facilities. Should minor adjustment of GB boundaries at the edges of these areas be considered to meet this strategy issue? Promotion of more sustainable patterns of development, via the comparative assessment of options, in the light of objectives and any emergent strategies as advocated in PPG13. Cars left at home need to be parked, and if not on site then there is extra pressure on the adjoining street environment.	4. To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment	Means of transport to work (annual survey)

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National	PPG17: Planning for open space, sport and recreation. Promote more sustainable development by ensuring that open space, sports and recreational facilities are easily accessible by walking and cycling or are in locations well served by public transport.	Locate new recreation / sports facilities in areas accessible by walking / cycling or in areas well served by public transport.			
Regional	Regional Transport Strategy - replacement Chapter 9 of RPG (July 2004) Policy T2 (iv) Reducing the environmental impact of movement on the natural and built environment.				
County	Replacement Buckinghamshire County Structure Plan 2001-16, Deposit Draft (2003) <i>Policy 18: Promoting alternatives to the car</i> Achieve a reduction in journey distance to work and achieve a modal switch	Many economic and lifestyle factors involved in both the choice of job and choice of place of residence.			
County	Buckinghamshire LTP 2001-06 (2000) Wider travel choices in order to reduce further the rate of traffic growth. Tackling the effects of traffic, incl. some demand management. Maintaining our transport network. <i>5% reduction from 2000/01 in the number of HGVs using the non-Strategic Highway Network by 2005/06. Achieve a 3% reduction in the proportion of car journeys to work.</i> <i>40% reduction in the number of people killed/seriously injured by 2010 compared to the average for 1994-98.</i> <i>Increase the proportion of rural parishes having a bus service at or above the Comparative Service Standards from 67% in 2000/01 to 75% in 2005/06. 20% increase in cycle use in the Chilterns and small towns from the base year of 2000/01 by 2005/06. All rail stations to have cycle parking facilities rated as 'good' by 2005/06.</i> Area Strategy (Southern Green Belt) summary of area-based provisions.	Increasing travel choices i.e. encourage walking, cycling and public transport. Promote a safe environment e.g. cycle routes, zebra crossings, traffic lights. Seek meeting targets. Potentially improved services and infrastructure in the towns may enhance their accessibility profile. Support for an Iver industrial link road on a developer funded basis. Route Corridor Strategies - now prepared for A355, A4, A412, and Beaconsfield - to achieve above improvements, and reduce environmental & severance impact. Position reserved on Wilton Park diversion.	Coordination of project evaluation with new development options and strategy. Crossrail an issue? Possible construction start summer 2007. Whether there is any satisfactory route and whether impact on sustainability indicators would be beneficial or adverse, overall. Whether otherwise sustainable development may be inhibited by corridor strategies. Wilton Park diversion would need to be reassessed if redevelopment at Wilton Park became a possibility.		Annual average flow per 1,000 km of traffic on the principal road
County	Buckinghamshire Community Plan 2002-05 (Oct. 2002) <i>20% fewer children taken to school by private car</i>	Encourage walking, cycling, use of public transport, school travel plans. Aim to create a save environment.			% of children travelling to (a) primary school (b) secondary school by different modes of transport
County	Bucks Road Safety Plan 2002-10 <i>Fewer road accident deaths and serious casualties, 26% reduction overall, 30% for children.</i>				
Local	Community Plan for South Bucks (2003) Cleaner air and lower pollution. Increase 'Green Travel' and reduce congestion. Improve bus services e.g. neighbourhood bus services and linkages from business areas to railway stations.	Encourage green modes of transport			
Other Baseline Data	Dorney Lake has been selected by the London 2012 Olympic Bid Committee to be the venue for rowing and sprint canoeing events.	The choice of Dorney Lake as the rowing venue will have major traffic implications			
Other Baseline Data	There are four main industrial sites in Iver (Ridgeway Trading Estate, Bison Industrial Estate, Court Lane Industrial Area and the Bardon site) that generate HGV traffic within the Iver area including the High Street.				
Other Baseline Data	National statistics, Census 2001 High number of car ownership. There are 160 cars per 100 households in the District, compared to the national average of 110.		How to achieve increased public transport use and viability?		
Regional	Emerging South East Plan, draft (Oct. 2004) <i>Policy CC3 - Resource use</i> Per capita use of natural resources will stabilise and begin to reduce, supported by increased efficiency of resource use in new development	Encourage sustainable methods of water use in new development		5. To provide for sustainable levels of water use and supply and management	Water leakage rate from mains and customer pipes. The design of water efficiency measures in the design and construction of new build property.

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County	Replacement Buckinghamshire County Structure Plan 2001-16, Deposit Draft (2003) <i>Policy 34</i> Development should avoid sites where the provision of water supplies is likely to be unsustainable. <i>Target: to stabilise or reduce per capita consumption of water.</i> <i>Policy 39</i> Development proposals that would give rise to unacceptable levels of air, water, soil, noise or light pollution will not be permitted	Promote development that makes best use of existing infrastructure Promote sustainable water resource management	Former may imply spatial implications for new development that may conflict with other issues / indicators.		Amount of water used and availability of future supplies. The ability of the Statutory Sewerage Indicator to implement new sewerage infrastructure and treat increased waste water flows from new development in the context of the resulting impact on the environment.
National	PPG17 Planning for open space, sport and recreation. Permission for development in or near an SSSI for temporary or permanent sporting and recreational activities should only be granted if the permission is subject to conditions preventing damaging impacts on the SSSI or if other material factors are sufficient to override nature conservation considerations.	Policies need to be clear the protection given to SSSI's in respect of sports and recreational development.		6. To maintain and enhance biodiversity	
National	PPG9: Nature conservation (1994) Conservation of wildlife and protection of habitats. To ensure that the protection and enhancement of relevant international, national and local nature conservation interests is properly provided for in development and land-use policies.	Ensure that policies contribute to the conservation of the abundance and diversity of British wildlife and its habitats, or minimise the adverse effects on wildlife where conflict of interest is unavoidable.	Are there any issues which we should be aware of in re. to County Wildlife Sites? No loss/damage to important habitats Rural enhancement		
National	PPS23 Planning and Pollution Control - Protect biodiversity by careful management of possible pollution / contamination by development. (Appendix A - page9)	Ensure that detrimental impacts are minimised on sensitive sites			
National	Our Countryside: The Future - A Fair Deal for Rural England (2000) To conserve and enhance rural landscapes and the diversity and abundance of wildlifes.	Seek to maintain and enhance the diversity of wildlife and ecosystems			
National	Working with the grain of nature: a biodiversity strategy for England (2002) To protect and improve the rural, urban, marine and global environment and lead on the integration of these with other policies across Government and internationally. <i>Target: Bring 95% of SSSIs into favourable condition by 2010 and to reverse the decline in the number of farmland birds by 2020.</i>	Seek to meet target	Condition of SSSIs in South Bucks is best in Bucks, but still below national target for 2010.		Condition & area (ha) of SSSIs
National	Sustainable Communities: building for the future (Feb. 2003) Promote green space networks within towns. Enhance GB by raising its quality & utility, by improving its accessibility, biodiversity & amenity.	Are there any that can be identified, or created? Supports need for action re damaged and threatened land.			
Regional	RPG9 (March 2001) Policy E2 The Region's biodiversity should be maintained and enhanced with positive action to <i>achieve targets set in nation and local biodiversity action plans.</i>	Seek to maintain and enhance biodiversity and achieve targets			Achievements of Buckinghamshire Biodiversity Action Plan targets
Regional	Emerging South East Plan, draft (Oct. 2004) Policy NRW5 - Woodlands Replacing woodland unavoidably lost through development with new woodland on at least the same scale	Replace lost woodland with new woodland	Finding a workable approach, given the heavy tree cover in the urban areas and the potential urban development capacity there.		Area of the District (ha) covered by ancient woodland
County	Replacement Buckinghamshire County Structure Plan 2001-16, Deposit Draft (2003) Policy 30 Biodiversity in Buckinghamshire will be conserved and enhanced. The total area of each key habitat as identified in the Biodiversity Action Plan to be maintained and where possible increased. No statutorily designated site of nature conservation or protected species to be destroyed or adversely affected by new development.	Protect designated areas and habitats			

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County	Buckinghamshire and Milton Keynes Biodiversity Action Plan 2000-2010 Policy G3 To promote positive management for biodiversity in agri-environment schemes. G4 To safeguard existing semi-natural habitats, prevent further losses and encourage restoration and creation	Encourage sustainable farming practices Protect designated areas and habitats	Development as a whole will intrude on many of key wildlife habitats and SA/SEA will consider the effects on all.		
	Chilterns AONB Management Plan 2002/07 Conserve rural character of AONB Conserving and creating habitats which support more wildlife and protecting valleys and chalk streams. Helping local business use local natural resources sustainably.	Protect the rural character Protect designated areas and habitats Encourage sustainable farming practices			
National	PPG2: Green Belt (1995) Limited infilling or redevelopment of majorexisting development sites. Visual amenities of the GB should not be injured by proposals for development within or conspicuous from the GB.	Need to identify further M.D.S. in LDF? Need to preserve natural or man made settlement boundaries? Need for any GB land releases? Should/can the progressive reduction in density close to GB settlement boundaries (GB12) approach be maintained?	Could result in more development occurring in these areas within the Green Belt. Economically could be advantageous in terms of employment growth. Increase in vehicular traffic. Re GB12 could be viewed as resulting in the protection of greenfield land but could also be seen as giving a hard edge to the Green Belt which is detrimental to the boundary.	7. To conserve and enhance the landscape character of South Bucks and in particular, those areas of designated importance	
National	PPG21: Tourism Likely future trend and changes in volume distribution and types of activity	If Eton Rowing Course, which is in the AAL, were to become part of the London Olympics bid this would have a knock on effect on tourism in the vicinity and thus would have implications for land use, traffic flows, visitor accommodation etc. Course already committed to world championships in 2006.	Need to weigh economic and wider tourism benefits against potential local environmental problems.		
National	PPG10: Planning and Waste Management To achieve sustainable waste management one of the key objectives is to protect areas of designated landscape and nature conservation. Also to minimise adverse environmental impacts resulting from the handling, processing, transport and disposal of waste.	Protect designated areas and habitats			
National	RPG9 (March 2001) Policy E1 Priority should be given to protecting areas designated at international or national level.	Protect areas of designated landscape importance - particularly the Chilterns AONB.	Any impacts on these areas would be of particular sustainability significance.		Area of the District (ha) falling within the Chilterns AONB Area of the District (ha) covered by LLAs & AALs designations Area under agreement (ha) under the Environmentally Sensitive Area & Countryside Stewardship agri-environment schemes Area (ha) of designated green space or recreational open space development p.a.
National	Sustainable Communities: building for the future (Feb. 2003) To ensure that in tackling housing shortages we protect the countryside and enhance its quality rather than create urban sprawl.	Protect the countryside from development	There may be sustainability implications from development of existing or possible additional MDSs or other Green Belt brownfield or greenfield extension sites.		
National	PPS7 Protect landscapes via criteria based policies. Maintain local designations only where justified based on formal & robust assessment.	Whether existing County and District designations can be defended and maintained.	Whether criteria policies would blur local distinctiveness.		

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Regional	RPG9 (March 2001) Policy Q7 The quality and character of the rural environment should be maintained and enhanced, while securing necessary change to meet the economic and social needs of local people and visitors.		Could be issues relating to farm building diversification and some leisure activity. More potential for planting and stewardship agreements should arise from new national agricultural policy.		
County	Buckinghamshire Community Plan 2003-05 Safeguarding and improving the environment	Preserve landscape quality and character			% of the District covered by a landscape character assessment
Local	Community Plan for South Bucks (2003) A high quality, well-managed environment, with distinctive countryside, vibrant villages, protected and strengthened GB and heritage.	Ensure new development is in keeping with local character and landscape assessments.			
Local	SB Corporate Plan (2004) Vision: A district where people can continue to live with an appropriate mix of housing, but which retains its greenness and space. Aim: Help to provide a clean and decent district where there is pride in, and ownership of, our surroundings and public space. Maintain and further strengthen the Green Belt.				
Local (Other Baseline Data)	SB Damaged & Threatened Land Study (2003) Identification of sites and areas for a long-term action plan for reinstatement/improvement of sites and to defend them from inappropriate development. Devt hope value leads to damage and neglect.	Many uses regarded as damaging or threatening are key features of the district rural economy, inc leisure uses appropriate to the GB. Value of woodlands and stewardship agreements to restoration.	Policy change or positive action to strengthen GB protection? Should GB detail be reviewed? Areas listed as most vulnerable to development pressure - should they be assessed? Impacts of farm building diversification.		
Local (Other Baseline Data)	SB Landscape Character Assessment (2003) Refines assessments by Countryside Agency & BCC to be suitable for decision making. Maps the distribution of woodland by age and type and field boundaries and settlement by age. Maps other non-designated features.				
Local (Other Baseline Data)	Key Issues and Options consultation (Dec. 2003) Trees and landscape were considered to be the most important features that make up the character of the area				
National	PPG15: Planning and the historic environment (1994) Development plans should set out policies for the preservation and enhancement of the historic environment. It is up to local authorities to draw up lists of locally important buildings.	Protect listed buildings and conservation areas. Ensure new development is in keeping with its surroundings. Should we have a list of locally important buildings?	There is a small but growing number of Listed Buildings (I & II*) on the At Risk Register.	8. To conserve and where appropriate enhance the historic environment	Number of buildings of Grade I & II* at risk of decay Number of Conservation Area reviews completed and number of new areas added p.a.
National	PPG16: Archaeology and planning (1990) Development plans should include policies for protection, enhancement and preservation of archaeological sites and their settings	Safeguard sites of archaeological and historical interest. Enable the investigation of historic and archaeological sites.			Loss or damage to scheduled ancient monuments (number) and historic parks & gardens (ha) % of planning applications with an archaeological dimension
National	PPS22: Renewable energy (2004) Promote and encourage, the development of renewable energy resources. Include criteria in LDDs that are appropriate for urban and rural areas. Some PDL sites being unsustainable in terms of other land uses may offer opportunities for developing some forms of renewable energy projects. However, careful consideration will need to be given to the visual impact of projects in the GB. <i>Target: Cut carbon dioxide emissions by 60% by 2050. Generate 10% of the UK's electricity from renewable energy sources by 2010.</i>	Promote renewable energy Encourage small scale projects i.e. solar panel, Biomass heating, small scale wind turbines, photovoltaic cells and combined heat and power schemes. Seek to achieve target.	Appropriateness of area for coppice forestry for biomass energy? But it would substantially add to HGV use carrying timber to power plant.	9. To reduce contributions to climate change through: a) Sustainable building practices b) Maximising the potential for renewable energy and energy conservation	Area of land being actively managed for short rotation coppice for use as a bio-fuel

	Source	Implications for plan	Implications for SA/ Key sustainability issues	Objective	Indicators
National	Our Energy Future - creating a low carbon economy (2003) To cut down carbon dioxide emissions by encouraging Energy efficiency Emission trading system and renewable energy. <i>Target Reduce greenhouse gas emissions by 12.5% below 1990 levels by 2008-12 and the the domestic goal is a 20% reduction below 1990 levels by 2010.</i>	Seek to achieve target. Location of development where it may minimise car use.			
Regional	Regional Energy Efficiency and Renewable Energy Strategy - Harnessing the elements [proposed amendment to RPG9] (May 2003) Reducing emissions of greenhouse gases. Increasing energy efficiency and the proportion of energy generated and consumed in the region from renewable sources. <i>Target: Installation of electricity generating capacity from renewable sources increasing to 5.5% of the region's electricity generation by 2010, rising to 8% by 2016 and 16% by 2026.</i>	Seek to achieve target.			Electricity installed capacity from renewable sources and CHP
Regional	Emerging South East Plan, draft (2004) Policy CC2 Climate Change. Emphasis placed on increasing efficiency of resource use. New development needs to adopt rigorous standards of sustainable construction, using more recycled materials, producing less waste and consuming less water and energy per unit. Existing developments should also follow this theme when possible (para 1.6)	Encourage new development to be more energy efficient and sustainable	sustainable construction should not override unsustainable location.		
County	Replacement Buckinghamshire County Structure Plan 2001-16, Deposit Draft (2003) <i>Policy 2</i> New built development should be designed such that it makes efficient use of land and promotes energy efficiency. <i>Policy R33</i> The use and generation of renewable energy will be promoted in appropriate locations. To make a significant contribution towards increasing the proportion of electricity derived from renewable sources.	Encourage new development to be energy efficient (both through design and siting)			Number of new buildings achieving either the SAP or BREEAM rating for energy efficiency Energy use per household (gas and electricity)
Local	SB Housing Renewal Strategy & Policies (July 2003) Improving home energy efficiency. <i>HECA -to help achieve a 30% reduction in domestic energy consumption in the district.</i>	Seek to achieve target.			Take up of grants for energy saving improvements
National	PPG10: Planning and waste management (1999) To provide a planning framework which enables adequate provision to be made for waste management facilities to meet the needs of society for the re-use, recovery and disposal of waste, taking account of the potential for waste minimisation and particular needs in respect of special waste. To minimise adverse environmental impacts resulting from the handling, processing, transport and disposal of waste.	To provide sufficient waste facilities. Seek to minimise the generation of waste.	Capacity of existing landfill sites will last longer, and defer need for new ones. In corollary, should new development be broadly closer to existing facilities, especially recycling banks?	10. Minimise waste and then re-use or recover it through recycling, composting or energy recovery	
National	Waste Strategy for England and Wales (May 2000) Maximise the amount of value we recover from waste, through increased recycling, composting and energy recovery. <i>Target: by 2010 to reduce biodegradable municipal waste landfilled to 75% of that produced in 1995 to 50% by 2013 and to 35% by 2020.</i> <i>To recover value from 40% of municipal waste by 2005, at least 25% through recycling or composting. Recover value from 45% of municipal waste by 2010, at least 30% through recycling or composting. Recover value from 67% of municipal waste by 2015, at least 33% through recycling or composting.</i>	Encourage waste reduction, recycling and composting. Seek to achieve target.			% of the tonnage of household waste arising which have been a) recycled, b) composted, c) used to recover heat, power & other energy sources, d) landfilled

	Source	Implications for plan	Implications for SA/ Key sustainability issues	Objective	Indicators
Regional	<p>Regional Waste Management Strategy -no time to waste. (proposed alteration to RPG9) (March 2004) Encourage waste reduction, recycling and composting. Dev. Plans should, in identifying locations for waste management facilities, give priority to safeguarding and expanding suitable sites with existing waste management use and good transport connections. However, for new capacity, development in the open countryside incl. GB and in exceptional circumstances AONB and National Parks should not be precluded where this is consistent with the proximity principle. <i>Target: seek to reduce growth of all waste to 1% p.a. by 2010 and 0.5% p.a. by 2020 (Policy W1)</i> <i>Target for recycling and composting: 2010 - 14.7 million tonnes per year -50% 2025 - 21 million tonnes per year -65%(Policy W6)</i></p>	<p>Encourage waste reduction, recycling and composting. Seek to achieve target.</p>			Amount of secondary/recycled aggregates used compared with virgin aggregates
County	<p>Buckinghamshire Minerals and Waste Local Plan 2004-16, Second Deposit Draft (Sep. 2004) To recycle 60% of the County's construction and demolition waste by 2015. A declining amount of hazardous waste landfilled in the County by 2016. To protect neighbouring or sensitive uses from the effects of mineral or waste development.</p>	<p>Encourage waste reduction, recycling and composting. Seek to achieve target.</p>			<p>% of construction & demolition waste going to landfill</p> <p>Amount of hazardous waste produced p.a.</p>
County	<p>Waste Strategy for Buckinghamshire 2001-2021 (Aug. 2002) Aim to improve waste minimisation, recovery, recycling and composting. <i>Recycling target for South Bucks: 2003/04 = 33%, 2005/06 = 40%</i></p>	<p>Encourage waste reduction, recycling and composting. Seek to achieve target.</p>	Recycling & composting targets are second highest in Bucks but still below government targets.		
National	<p>PPS23 Planning and Pollution Control - Preventing or limiting the release of substances into the environment from different sources to the lowest practicable level. The consideration of the quality of land, air or water and potential impacts arising from development is capable of being a material planning consideration, in so far as it arises from any land use.</p>	To ensure that the plan points out these requirements of PPS23		11. To conserve soil resources and quality	
National	<p>MPS1 consultation draft To protect nationally and internationally designated areas of landscape and sites of nature conservation value from minerals development, other than in exceptional circumstances where it has been demonstrated that the proposed development is in the public interest. Minimise environmental impacts during mineral working. To protect and enhance the overall quality of the environment once extraction has ceased.</p>	To conserve and safeguard mineral resources as far as possible whilst protecting designated areas of landscape and nature conservation sites from minerals development. Seek to minimise environmental impacts (noise, dust, particle emissions) during mineral working. Ensure high standards of restoration.	consider sustainable / appropriate leisure after-uses to help restore damaged land and fund conservation?		
National	<p>Strategy for Sustainable Farming and Food (2002) Farmers will have greater freedom to farm to the demands of the market as subsidies will be decoupled from production. At the same time, environmentally friendly farming practices will be better acknowledged and rewarded.</p>		The change in Common Agricultural Policy will result in farmers being paid for not farming their land and there is a risk that agricultural buildings become redundant or want to be put to other uses.		
Regional	<p>Emerging South East Plan, draft (Oct. 2004) Policy M5: Primary Aggregates Mineral planning authorities in Buckinghamshire should plan to maintain a landbank of at least 7 years of planning permissions for land-won sand and gravel which is sufficient to deliver 0.94 million tonnes p.a.</p>	Seek to achieve the target for South Bucks			

	Source	Implications for plan	Implications for SA/ Key sustainability issues	Objective	Indicators
County	Buckinghamshire Minerals and Waste Local Plan 2004-2016, Second Deposit Draft (2004) To protect the best and most versatile agricultural land from irreversible development. To secure an acceptable and sustainable balance between society's need for minerals and the need to manage waste whilst conserving resources and protecting the environment.	Protect the best and most versatile agricultural land from development	potential issue from any changes to farmland use arising from new agricultural policy.		Loss of best & most versatile agricultural land (grades 1, 2 and 3a) to development
Other Baseline Data	State of the Environment Report for Buckinghamshire, 1997 The protection of soil is crucial for future sustainability, since it plays a vital role in food and timber production, in the maintenance of our biodiversity, as a reservoir for water and as a buffer and filter for pollutants. In recent decades agricultural intensification, afforestation and increased pollution from industrial sources has resulted in some loss of soil function and structure in localised areas.				
National	PPG3: Housing (March 2000) ...the presumption will be that previously developed sites (or buildings for reuse or conversion) should be developed before greenfield sites. (para 32) Local Planning Authorities (LPA) should avoid the inefficient use of land. (para 57)	Encourage the use of previously developed land Promote the reuse of existing buildings Encourage the efficient use of land	Will this put too much pressure on urban areas? How best to secure the best use of land and protect the GB whilst still keeping the character and space of the District.	12. To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land	% of new homes built on PDL Density of 1. Dwelling completed 2. New dwelling permissions granted in a particular monitoring year
National	PPG3: Housing (March 2000) LPAs should use a sequential approach when identifying areas and sites (para 30)	Development on brownfield sites before green field sites	Will this put too much pressure on urban areas		
National	PPG3: Housing (March 2000) — Phasing policies to manage the release of sites (para 33)	Manage the release of sites	Reliance on windfall sites will mean that we are not able to phase their release		
National	PPG3: Housing (March 2000) — Sufficient land supply should be shown on the proposals map for the first 5 years (para 34)	Make sure that there is sufficient land available	This may involve identifying small sites unless we are able to find some major sites to pursue		
National	PPG2: Green Belts (1995) Green Belts must be protected as far as can be seen ahead. Presumption against inappropriate development within Green Belts including re-use of buildings	Protect the GB from development			
National	PPG6: Planning for Town Centres Draft (2003) Efficient use of land should be made within centres. LPA's should formulate plan policies which reflect this including the promotion of mixed use areas where appropriate. (para 2.16)	Encourage the efficient use of land in town / village centres			
National	PPS7: Sustainable development in rural areas (2004) To promote more sustainable patterns of development. Focusing most development in, or next to, existing towns and villages; prevent urban sprawl; and discourage the development of greenfield land. Set criteria for the conversion or replacement of buildings. Protect best & most versatile agricultural land.	Encourage development in or near existing towns/villages. Do the scale of tolerances in GB policies need revision?	Cumulative travel, housing stock, and environmental impact of incremental enlargements in the GB.		
Regional	RPG 9 (March 2001) Policy Q1 Urban areas should be the prime focus for new development and for redevelopment. Policy Q3 Development should be carefully located and designed to make better use of land and create viable catchments for services and infrastructure. Avoid development which makes inefficient use of land (less than 30 dph net. Encourage between 30 and 50 dph)	Seek greater intensity of development in places with good transport accessibility	Large well treed and landscaped gardens can have very high ecological value. Locations around centres have most potential for non-car use. Locations which are some distance from centres or public transport are not particularly sustainable. Should there be lower densities in such locations?		

	Source	Implications for plan	Implications for SA/ Key sustainability issues	Objective	Indicators
Regional	Emerging South East Plan, draft (Oct. 2004) Policy H5 - Housing Density & Design <i>Overall regional target of 40 dph over the plan period.</i> Policy H7 - Making better use of existing stock Identify areas that suffer from areas of empty and run-down dwellings. Encourage conversion of larger houses to flats in appropriate locations.	Adopt high density building where appropriate	Need to link density to local relative sustainability.		Vacant private homes returned to occupation or demolished
County	Replacement Buckinghamshire County Structure Plan 2001-16, Deposit Draft (Sep. 2003) Policy 4 Urban areas will be the main focus for development and redevelopment. <i>A minimum average net density of 30dph for new housing development. Over 50% of new housing, employment & other commercial development in Bucks as a whole to take place within urban areas.</i>	Encourage the use of previously developed land Encourage higher densities	Need to manage the maintenance and evolution of character in the various settlement areas. Do extensions and replacements that result in particularly large dwellings perpetuate inefficient use of land?		
Other Baseline Data	Key Issues and Options consultation 2003/04 61% supported the idea that higher density near town and village centres and public transport routes might be more acceptable if areas further away were given more protection. 28% disagreed.	Encourage higher density in sustainable locations			
Other Baseline Data	Key Issues and Options consultation 2003/04 64% disagreed with the option of releasing land from the GB to meet housing needs if sufficient land could not be identified from other sources whilst 24% supported this option.	Protect the GB from development	Manage the maintenance & evolution of character within the main urban areas.		
Other Baseline Data	SB Urban Capacity (Potential) Study 2003-04 Subject to provisional endorsement by Members if given and any future external comment, there may be potential for between about 890 and 1650 dwellings in the towns excluded from the GB in the period up to 2018 (inc. commitments). The realised level of such potential would depend upon a number of factors as will be set out in the Study findings.	Potential sites for housing development			
National	PPG25: Development and flood risk (2001) New development is safe and not exposed unnecessarily to flooding. Consideration of flood risk and its management needs to be applied on a whole-catchment basis and not be restricted to flood plains.	Minimise the risk of flooding		13. To minimise the risk of flooding in relation to both new and existing development	No. of properties affected by fluvial flood events Frequency of fluvial flood events Amount of new development in the floodplain (Number of dwellings and amount of new non residential floorspace granted permission contrary to Environment Agency advice) New development with sustainable drainage installed Number of incidences of blocked or overflowing drains p.a.

	Source	Implications for plan	Implications for SA/ Key sustainability issues	Objective	Indicators
Regional	Emerging South East Plan, draft (Oct. 2004) Policy NRM3 - Sustainable flood risk management. Inappropriate development should not be allocated or permitted in zones 2 & 3 of the floodplain or areas with a history of groundwater flooding, or where it would increase flood risk elsewhere, unless is overriding need and absence of suitable alternatives. In the latter case a strategic flood risk assessment should be undertaken.	Minimise the risk of flooding Discourage development in the flood plain	New flood risk areas are more extensive due to higher long term flood risk arising from climate change. New Denham and Dorney/Taplow are settlement areas at greatest risk.		
County	Replacement Buckinghamshire County Structure Plan 2001-16, Deposit Draft (Sep. 2003) Policy 35 Development for new residential or commercial use in undeveloped areas at high risk of flooding will not be accepted.	Discourage development in the flood plain			
Other Baseline Data	State of the Environment (2001) Environment Agency The effects of climate change are uncertain, but are likely to be significant in the South East. Predicted effects include that annual rainfall is expected to increase by between zero and 10% by 2050 and there will be a relative sea level rise of 6mm per year.				
National	PPG23: Planning and pollution control (1997) Prevent pollution at source. Minimise the risk to human health and the environment. Encourage the most advanced technical solutions.			14. To reduce pollution of the air, water and soil and also combat sources of noise and light pollution	Passive diffusion tube data suggesting an exceedence of the UK Annual Mean Objective for nitrogen dioxide (NO2)
National	PPS 23: Pollution control, draft (2004) LPAs need to have regard to the forthcoming EU Water Framework Directive (2000/60/EC) - to protect and enhance water quality in the future (para 1.18, Annex 1). Water policy aims to protect public health and the environment by maintaining and improving the quality of water. (para 1D.1). The EA is responsible for protecting & enhancing the quality of surface water for conserving & enhancing water resources and for licencing some water abstraction. (para 1.21)	Protect and enhance water quality -groundwater and surface water			Rivers of Good or Fair chemical and biological water quality Number of incidents of major & significant water pollution occurring in a particular year Quality and quantity of groundwater
National	PPG24: Planning and noise (1994) To minimise the adverse impact of noise	Noise-sensitive developments should be located away from existing sources of significant noise and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised.			Public concern over noise (Number of noise complaints received by category)
National	The Future Development of Air Transport in the UK: South East (A National Consultation, 2nd Edition, Feb. 2003) Gov. estimates that by 2015 some 35,000 people could be exposed to an exceedence of the annual average EU limit for nitrogen dioxide if a third runway was built. Assuming determined action by the aviation industry to reduce harmful emission this figure could drop to about 5,000 people.	Iver (Richings Park) is very close to proposed 3rd runway.			
National	The Future Development of Air Transport in the UK: South East (A National Consultation, 2nd Edition, Feb. 2003) The number of people who might be exposed to noise levels of at least 57dBA 2000: 307,000 2015: 226,000 (no new runway) 2015: 333,000 (new runway)				
Local	SB Contaminated Land Strategy Methodology proposals to identify contaminated land and minimise any unacceptable risks to human health or to the wider environment. Risks to receptors may be assessed via the identifying of pollutant linkages, which leads to the determination of contamination.	Contamination must be dealt with prior to proceeding with any appropriate development. Cost of remediation may affect development viability. Or development may advance the opportunity and finance for remediation.	Remediation could itself have effects on ecological receptors, or archeological or architectural heritage.		Areas (ha) of contaminated land which is decontaminated

	Source	Implications for plan	Implications for SA/ Key sustainability issues	Objective	Indicators
Other Baseline Data	Air quality assessment An Air Quality Management Area has been designated in (narrow) corridors along the M4, M25 and M40 motorways. An Air Quality Action Plan is being produced.	Will be important in the consideration of the siting of certain types of development within Area or near junctions. However very little land outside motorway curtilage is designated except in one key area along M25. Possible Issue if MSA is allowed from 2003 Appeals.	Air pollution and congestion		Area covered by Air Quality Management Area (ha)
Economic Objectives					
National	PPG3: Housing (March 2000) Reallocating employment and other land to housing. Review all non-housing allocations	Review all non-housing allocations (if any)	Some sites are poor neighbours or no longer competitive for employment use. But not all of these are sustainable for housing.	15. To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing, population and employment	
Regional	Regional Economic Strategy 2002-2012 (Dec. 2002) Effective infrastructure - transport, communications, housing and health infrastructure that support and enable continued economic growth and improved quality of life				
Regional	RPG9 (March 2001) Policy RE1 The regional economy should be supported and further developed to ensure that it contributes fully to national growth and follows the principle of sustainable development	Encourage a broad balance between the size of the labour supply and the number of job opportunities. Promote a close correlation between the location of new housing development and the location of job opportunities.			
Regional	Emerging South East Plan, draft (Oct. 2004) Policy CC8 - Spatial Emphasis The area with the most significant economic potential are the Western Corridor and Blackwater Valley (South Bucks is within this area)	Promote economic growth	Pressure on GB land		
Regional	Emerging South East Plan, draft (Oct. 2004) Policy RE4: Supply of employment land Development plans should resist the loss of existing suitably located industrial and commercial sites to other uses where it is justified by local economy and employment evidence		Some sites may still be viable in employment use but better suited to housing; others outside urban areas may be unsuited to employment use but unsuited also to housing.		Amount of new employment floorspace granted permission / completed
County	Buckinghamshire Local Transport Plan 2001-2006 (July 2000) To contribute to an efficient economy and to support sustainable growth in appropriate locations	Promote sustainable economic growth	SB has high, though balanced, levels of in and out commuting over considerable distances; public transport option is best available in the two rail corridors.		Out commuting levels from the District compared to in commuting levels
County	Buckinghamshire Community Plan 2002-05 (Oct. 2002) Provide high quality commercial sites, including premises for small business.		Available urban sites may have higher priority for housing. Present restraint on net increases in employment land is to avoid creating need for further residential development.		
Local	Community Plan for SB (July 2003) A thriving business sector which is able to attract and keep staff to fulfill its potential. Parish Appraisal in Burnham identified need to encourage and promote new and local businesses.				Net change in the total of VAT registered businesses in the District
Other Baseline Data	Bucks Economic Prospect Study, by Roger Tymms & Partners. Assuming constrained levels of housing development, together with a policy objective of meeting expected demand from business for floorspace, then an additional 28,000m ² of industrial floorspace would be needed, whilst at the same time it would be possible to lose some 7,000m ² of office floorspace.	Protect sites in employment use and seek to increase the amount of industrial floorspace	Not desirable to safeguard every site in employment use. Some are bad neighbours, or no longer attractive or competitive for employment use. Not all sites which have quality deficiencies should be transferred to other uses, some can be improved.		

	Source	Implications for plan	Implications for SA/ Key sustainability issues	Objective	Indicators
Other Baseline Data	Key Issues and Options consultation 2003/04 54% considered that we should not plan to meet a possible increased need for industrial floorspace, whilst 30% considered that we should. 81% supported allowing the redevelopment of unsuitable employment sites for housing, whilst 10% disagreed. The 2 most frequently suggested sites were Court Lane industrial area in Iver and the Station Garage site in Taplow. 58% considered that we be more proactive to provide starter units for new businesses.				
Other Baseline Data	Census 2001 Some 19,500 South Bucks residents (64%) commuted out of the District to work elsewhere, whilst 19,000 (64%) lived outside but commuted into South Bucks for work. This shows that whilst there is a balance between in and out commuting, there is nevertheless a high level of commuting.				
National	Our Countryside: The Future - A Fair Deal for Rural England (2000) To facilitate the development of dynamic, competitive and sustainable economies in the countryside, tackling poverty in rural areas	Encourage diverse economy Seek to maximise employment minimise unemployment.	Accessibility and appropriateness issues in the Green Belt.	16. To encourage a diverse economy which is focused on higher value added, lower impact activities	Diversity of economic sectors
National	PPG4: Industrial, commercial development and small firms (1992) In allocating land for industry and commerce, planning authorities should aim to ensure that there is sufficient land available which is readily capable of development and well served by infrastructure. Local authorities should also ensure that there is a variety of sites available to meet different needs. Locate devt to minimise car trips, be accessible by other modes, and thus avoid adding to congestion. Make optimum use of sites in urban areas. Keep distribution parks away from urban areas. Include positive policies for small businesses. Safeguard rail siding sites for users that will benefit.	Maintain a diverse economic base. Ensure a broad range of sites and land for economic development purposes. Urban land is also the preferred location for housing devt for the same reasons, and some existing industrial uses are regarded as disamenities where redevt may be preferred. Positive policies for small businesses is highlighted in the BEP study, & a rail siding site is safeguarded in the new Minerals & Waste Plan. Distribution traffic is a clear problem in several settlements.	Whether certain existing urban employment sites should be reallocated to housing. The appropriateness of starter units as an element of farm building diversification. Whether the re-use of sidings would justify providing for further devt which would in turn add to other devt and traffic pressures on unsuited roads.		
National	PPS7: Sustainable development in rural areas (2004) Support development that delivers diverse and sustainable farming enterprises and rural economies, inc farm diversification projects.	Rural economy is a key part of overall economy in a GB district, but consider accessibility and appropriateness issues. Equine policy may be locally important.	Many elements of the rural economy are identified as contributing to damaged and/or threatened land and may weaken protection of the Green Belt.		
Regional	Regional Economic Strategy 2002-2012 (Dec. 2002) Competitive business - a dynamic, diverse and knowledge based economy. By 2010 the SE will be one of the world's 15 most entrepreneurial and innovative regions	Encourage a diverse economy	Our larger non-local businesses are in rural or smaller settlement areas rather than, generally, in the District's towns.		Number and proportion of employees in knowledge based sectors
Local	Corporate Plan for SB (2004) Aim: Plan for a thriving and sustainable district with vibrant towns and villages				
Other Baseline Data	Bucks Economic Prospect Study, by Roger Tym & Partners. Identified a gap in the market for large-scale distribution space in and around Wycombe close to M40. There is a lack of, and a strong case for the provision of incubator units to encourage the birth and growth of new business. There is also a lack of land available for purchase on which companies could erect their own buildings. There is little long-term vacant floorspace available, reflecting a relatively buoyant market		Distribution brings large, high, buildings and impact of HGV traffic heading for motorway junctions. But solving this from existing sites may itself be unsustainable (eg Iver?)		

	Source	Implications for plan	Implications for SA/ Key sustainability issues	Objective	Indicators
Regional	Regional Economic Strategy 2002-2012 (Dec. 2002) Successful people - a skilled, motivated, inclusive and highly productive workforce. <i>By 2012 the SE will be one of the top 15 regions in terms of labour productivity and employment rates</i>		The cost of housing determines that resident workforce is weighted toward managerial & professional positions. But matching personnel to specialist posts requires a very wide search area and so scope for reducing distances of travel to work may be environmentally/socially desirable but economically limited.	17. To develop and maintain a skilled workforce to support long-term competitiveness of the District	% of 15 year old pupils in schools maintained by the local education authority achieving five or more GCSEs at grades A*-C or equivalent. Proportion of people of working age who are unemployed. Proportion of people of working age out of work for more than a year.
Local	Community Plan for SB (July 2003) People provided with access to learning, trained to the highest standards to which they aspire and whose skills are valued and fully used.		Young people in area need bus access to Universities in Wycombe, Uxbridge & Slough.		% of population qualified to NVQ level 3 or equivalent % of adults with no qualifications
Other Baseline Data	National statistics, Census 2001 Younger adults (20-29) are a smaller percentage of the current district population than in the SE as a whole, though are projected to increase to 2016, whereas those aged 30-44 are projected to fall significantly through to 2016		Steady rise in twenties group and sharp falls in mid-age groups has implications for the labour force		

Policies / plans / programmes / strategies / initiatives reviewed to date

National
National sustainable development strategy
PPG2: Green belts
PPG3: Housing
PPG4: Industrial, commercial development and small firms
PPG8: Telecommunications
PPG9: Nature conservation
PPG10: Planning and waste management
PPG13: Transport
PPG15: Planning and the historic environment
PPG16: Archaeology and planning
PPG17: Planning for open space, sport and recreation
PPG21: Tourism
PPG23: Planning and pollution control
PPG24: Planning and noise
PPG25: Development and flood risk
PPS1: Creating sustainable communities, draft
PPS6: Planning for town centres, draft
PPS7: Sustainable development in rural areas
PPS12: Local Development Frameworks
PPS22: Renewable energy
PPS23: Planning and Pollution control, consultation draft
Our Competitive Future: Building the knowledge driven economy
Our Countryside: The Future - A Fair Deal for Rural England
Sustainable Communities: building for the future
Quality and Choice: a decent home for all
The Future of Transport: a network for 2030
Integrated Transport: A New Deal for Transport - Better for Everyone
The Future of Air Transport
Our Energy Future - creating a low carbon economy
Waste Strategy for England and Waste
Working with the grain of nature: a biodiversity strategy for England
Safer Places, the planning system and crime prevention
Strategy for Sustainable Farming and Food
Circular 02/2000 Environmental Protection Act 1990: Part IIA Contaminated Land
Planning for Gypsy and Traveller Sites, consultation paper
MPS1: Minerals, consultation draft
National Standards, Local Action Health and Social Care Standards and Planning Framework 2005/06 - 2007/08

Regional
Regional Planning Guidance (RPG) 9
Regional Transport Strategy
Regional Economic Strategy 2002 - 2012
Regional Energy Efficiency and Renewable Energy Strategy - Harnessing the elements
Regional Waste Management Strategy - No time to waste
South East Regional Housing Strategy 2004/05- 2005/06
Integrated Regional Framework
Emerging South East Plan, consultation draft
County
Replacement Buckinghamshire County Structure Plan 2001-16, Deposit Draft
Buckinghamshire and Milton Keynes Biodiversity Action Plan 2000-2010
Buckinghamshire Minerals and Waste Local Plan 2004-2016, Second Deposit Draft
Waste Strategy for Buckinghamshire 2001-2021
Buckinghamshire Local Transport Plan 2001-2006
Buckinghamshire Community Plan 2002-2005
Local
South Bucks Community Plan
Outdoor Playing Space in South Bucks, SPG
Corporate Plan
Housing Strategy 2002-2007
Housing Strategy 2004-2007, draft
Housing Renewal Strategy & policies
Community Safety Strategy 2002-2005
Cultural Strategy
Sustaining South Bucks: A Sustainable Development Strategy, Draft
Air Quality Strategy (in preparation)
Homelessness Strategy
Chiltern & South Bucks Health Improvement and Modernisation Plan 2002-2005
South Bucks Contaminated Land Strategy

Other Baseline Date
Chiltern and South Bucks District Councils 2002 Housing Needs Survey, March 2003 Final Report, Fordham Research
Buckinghamshire County Council, Bucks Housing Potential Study 2003
South Bucks Urban Capacity (Potential) Study 2003-04
Chiltern and South Bucks Health Improvement and Modernisation Plan 2002-05
Study undertaken by Nathaniel Lichfield & Partners Ltd to prepare a retail policy review for Buckinghamshire County Council, 2003
Summary of Consultation Responses on the Key Issues and Options Paper 'Planning the Future of South Bucks', March 2004
National Standards, Local Action Health and Social Care Standards and Planning Framework 2005/06-2007/08
South Bucks Air Quality Assessment
South Bucks Damaged and Threatened Land Study, 2003, undertaken by Atkins
South Bucks Landscape Character Assessment, 2003
State of the Environment Report for Buckinghamshire, 1997
Chilterns AONB Management Plan 2002/07
Bucks Economic Prospect Study, 2003, undertaken by Roger Tym & Partners