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Per capita CO <sup>2</sup> emissions in the District (NI 186).	Over the Plan period, a sustained reduction in per capita CO <sup>2</sup> emissions in the District (CSF).
Number of homes meeting relevant Code for Sustainable Homes standard.	Achievement of the national timetable for increased performance standards in residential and non-residential buildings, including for water, waste and construction (CSF).
The number of total new build completions on housing sites (10 or more units) reaching very good, good, average and poor ratings against the Building for Life criteria.	An increase in the proportion of housing that is assessed as 'very good' and 'good' using the Building for Life criteria.

<b>Sustainability Objective - 10. Minimise waste and then re-use or recover it through recycling, composting or energy recovery.</b>	
<b>Significant Sustainability Effects Indicators</b>	
1. Percentage of household waste sent for reuse, recycling and composting (National Indicator 192).	
2. Per capita household waste per year (National Indicator 191).	
<b>Relevant Core Strategy Indicators</b>	<b>Targets</b>
Number of homes meeting relevant Code for Sustainable Homes standard.	Achievement of the national timetable for increased performance standards in residential and non-residential buildings, including for water, waste and construction (CSF).
<b>Sustainability Objective - 11. To conserve soil resources and quality.</b>	
<b>Significant Sustainability Effects Indicators</b>	
1. Loss of best and most versatile agricultural land (grades 1, 2 and 3a) to development.	
2. New and converted dwellings on previously developed land (Core output indicator H3).	
<b>Relevant Core Strategy Indicators</b>	<b>Targets</b>

Percentage of new and converted dwellings on previously developed land.	95% of new housing development in the period 2006 - 2026 on previously developed land.
---	--

**Sustainability Objective - 12. To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).**

**Significant Sustainability Effects Indicators**

1. New and converted dwellings on previously developed land (Core Output Indicator H3).
2. Percentage of new dwellings completed at different densities, in different areas (for example, townscape character areas, town centres etc).
3. Total amount of employment floorspace on previously developed land by type (Core Output Indicator BD2).

Relevant Core Strategy Indicators	Targets
Percentage of new and converted dwellings on previously developed land (Core Output Indicator H3).	95% of new housing development in the period 2006 - 2026 on previously developed land.

**Sustainability Objective - 13. To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.**

**Significant Sustainability Effects Indicators**

1. The number of planning permissions granted contrary to Environment Agency advice on flooding (and water quality grounds) (Core Output Indicator E1).
2. New housing development built in Flood Zone 1.

Relevant Core Strategy Indicators	Targets
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Number of new homes built in Flood Zones 3a and 3b.	No new housing development permitted in Flood Zones 3a and 3b (CSF).
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**Sustainability Objective - 14. To reduce pollution of the air, water and soil and also combat sources of noise and light pollution.**

**Significant Sustainability Effects Indicators**

1. Number of sites in the District where there was an exceedance of the UK Annual Mean objective for Nitrogen dioxide.
2. Amount of pollution sensitive development granted planning permission in AQMA.
3. Rivers and chalk streams of 'Good' or 'Fair' chemical and biological water quality.
4. Number of incidents of major and significant water pollution occurring in a particular year.
5. Potentially contaminated sites investigated and remediated.
6. Number of noise and light complaints received from members of the public.
7. The number of planning permissions granted contrary to Environment Agency advice on (flooding and) water quality grounds (Core Output Indicator E1).

<b>Relevant Core Strategy Indicators</b>	<b>Targets</b>
River and chalk streams of 'good' or 'fair' chemical and biological water quality.	No deterioration in local water quality.
Nitrogen Dioxide (NO2) levels.	Reduction in NO2 levels, leading to improvements in local air quality.
Amount of traffic congestion on the A355/A40 east of Beaconsfield.	Over the Plan period, a measurable reduction in congestion on the A355 / A40 to the east of Beaconsfield.
Amount of HGV movements in the Iver and Richings Park area.	Over the Plan period, a measurable reduction in the number of HGV movements in and around Iver village and Richings Park mitigated (CSF).

**Economic**

<b>Sustainability Objective - 15. To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing, population &amp; employment.</b>	
<b>Significant Sustainability Effects Indicators</b>	
1. Net change in the total number of VAT registered businesses in the District.	
2. Commuting flows and the balance between local employment opportunities and the resident workforce.	
3. Total amount of additional floorspace by type (Core Output Indicator BD1).	
4. Employment land available - by type (Core Output Indicator BD3).	
<b>Relevant Core Strategy Indicators</b>	<b>Targets</b>
Availability and speed of broadband access.	Increase speed and availability of broadband access.
Level of in and out-commuting.	Reduction in the number of South Bucks Residents commuting out of the District for work.
Net change in employment floorspace in the District and Local Centres.	Net gain in employment floorspace in the District and Local Centres.
Net change in employment floorspace (Core Output Indicator BD1).	No overall net loss of employment floorspace in the period to 2026 (CSF).
Number of new business start-ups in the District.	Maintain the high proportion of new business start-ups in the District (CSF).
<b>Sustainability Objective - 16. To encourage a diverse economy which is focused on higher value added, lower impact activities.</b>	
<b>Significant Sustainability Effects Indicators</b>	
1. Number and proportion of employees in knowledge based sectors.	
<b>Relevant Core Strategy Indicators</b>	<b>Targets</b>

Availability and speed of broadband access.	Increase speed and availability of broadband access.
Number and proportion of employees working in the Knowledge Based sector.	Increase in the proportion of employees working in the Knowledge Based sector.

<b>Sustainability Objective - 17. To develop and maintain a skilled workforce to support long-term competitiveness of the District.</b>	
<b>Significant Sustainability Effects Indicators</b>	
1. Percentage of 15 year old pupils in schools maintained by the local education authority achieving five or more GCSEs at grades A* - C or equivalent. (County level data).	
2. Percentage of population qualified to National Vocational Qualification (NVO) level 3 or equivalent.	
3. Percentage of adults with no qualifications.	
4. Proportion of people of working age who are unemployed.	
5. Proportion of people of working age out of work for more than a year.	
<b>Relevant Core Strategy Indicators</b>	<b>Targets</b>
Availability and speed of broadband access.	Increase speed and availability of broadband access.
Number and proportion of employees working in the Knowledge Based sector.	Increase in the proportion of employees working in the Knowledge Based sector.

The Core Strategy indicators and targets relating to the Opportunity Sites and Other Significant Development Proposals will be of relevance to many of the Sustainability Objectives outlined above - but to avoid repetition, have not been repeated.

APPENDIX 5

TESTING THE PROPOSED SUBMISSION CORE STRATEGY STRATEGIC OBJECTIVES AGAINST THE SA FRAMEWORK

KEY - √ Compatible X Potential Conflict 0 No relationship

Strategic Objectives	Sustainability Appraisal Objectives																	
	√ X	1. Housing	2. Community Safety	3. Accessibility	4. Sustainable Transport	5. Water Use	6. Biodiversity	7. Character	8. Historic Environment	9. Climate Change	10. Waste	11. Soil Resources	12. Land Use Efficiency	13. Flooding	14. Pollution	15. Economic Growth	16. Diverse Economy	17. Skills
1. Manage new housing provision to meet, but not significantly exceed, the housing requirement for the District (as set out in the South East Plan).		√	√	√	√	√	√	√	√	√	√	√	√	0	√	0	√	
2. Ensure that local residents can live in a property that is appropriate to their needs in terms of size and type.		√	√	√	√	√	0	0	0	√	√	0	√	√	0	√	0	√
3. Increase the amount of affordable housing provided throughout the District, particularly social rented units.		√	√	√	√	√	0	X	X	√	0	0	√	0	0	√	0	√
4. Protect existing physical, social and Green Infrastructure and provide new or improved infrastructure where it is needed.		0	√	√	√	√	√	√	0	0	√	0	√	√	0	0	0	0
5. Focus new development in accessible locations, reducing the need to travel and increasing opportunities for walking, cycling and public transport use.		√	0	√	√	√	0	X	X	√	√	0	√	0	0	0	0	0

Sustainability Appraisal Objectives																	
6. Encourage more sustainable forms of transport and increase travel choice to help reduce traffic congestion and facilitate healthier, lower carbon lifestyles.	√	√	√	√	0	0	0	0	√	0	0	√	0	√	0	0	0
7. Increase accessibility for those in rural areas.	0	0	√	√	0	0	0	0	√	0	0	0	0	√	0	0	0
8. Address traffic congestion (including on the A355/A40 to the east of Beaconsfield) and mitigate the amenity impacts of HGV movements (particularly in and around Iver Village and Richings Park).	0	√	√	√	0	0	√	√	√	0	0	0	0	√	0	√	0
9. Ensure that new development is located and designed in such a way as to promote community safety.	√	√	0	0	0	0	0	0	0	0	0	0	√	0	0	0	0
10. Protect and positively manage the Green Belt.	X	0	√	√	√	√	√	0	√	√	√	√	√	√	0	0	0
11. Conserve and enhance the character and high quality environment of the settlements in South Bucks.	X	√	√	√	0	0	√	√	0	0	0	X	√	√	0	√	0
12. Conserve and enhance the natural and historic environment in South Bucks.	X	0	0	0	√	√	0	√	0	0	√	√	0	√	0	0	0
13. Promote a balanced local economy in terms of jobs, skills and the local labour supply, and support existing businesses and small start-up businesses.	0	√	√	√	0	0	0	0	0	0	0	√	0	0	√	√	√
14. Maintain and enhance the range and quality of shops and other town centre uses in the District and Local Centres.	X	√	√	√	0	0	0	0	0	0	0	√	0	0	√	√	√
15. Reduce the carbon footprint of the district.	X	0	√	√	√	√	√	0	√	√	√	√	√	√	√	0	0
16. Ensure the use of sustainable construction, reduce energy and resource consumption, and maximise the potential of renewable energy.	X	0	√	√	√	0	0	0	√	√	√	√	√	√	√	0	0

APPENDIX 6

APPRAISAL OF DIFFERENT LEVELS OF HOUSING DEVELOPMENT IN SOUTH BUCKS

Sustainability Objective	Option 1 South East Plan Housing Requirement (1,880 dwellings)		Option 2 Proposed Submission Core Strategy (2,200-2,800 dwellings)		Option 3 Higher Level of Housing Provision (3,000+ dwellings)		
	Rating	Commentary	Rating	Commentary	Rating	Commentary	
<b>Social Objectives</b>							
1	To provide residents of South Bucks with the opportunity to live in a decent home.	-	This option would meet the South East Plan housing requirement. However, it would provide limited scope to deliver new affordable housing - as much of the housing requirement is already committed under the lower affordable housing requirements of the Local Plan.	+	This option would meet the South East Plan requirement. The Evidence Base suggests that 500 new affordable homes could be delivered in the District over the Plan period.  This option would also provide more scope to deliver more new homes to the Full Lifetime Homes standard.	++?	This option would see housing delivery well above the South East Plan requirement. It could deliver more than 500 new affordable dwellings, and would also provide more scope to deliver more new homes to the Full Lifetime Homes standard.  If this scale of development were to be accommodated principally on land excluded from the Green Belt, it might be difficult to deliver a range of dwelling types and sizes - with a high proportion of flatted schemes.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	0	No significant relationship.	0	No significant relationship.	0	Higher levels of housing development will increase road traffic movements - with a potential adverse impact on road safety.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and	++?	Access to facilities and services is more dependent upon the distribution of new development than the scale of development.  This option would place less pressure on existing facilities and services in the District (see Infrastructure Planning and Delivery Background Paper).	++?	Access to facilities and services is more dependent upon the distribution of new development than the scale of development.  This option would place more pressure on existing facilities and services in the District (see Infrastructure Planning and Delivery Background Paper).	-?	Access to facilities and services is more dependent upon the distribution of new development than the scale of development.  This option would place the greatest pressure on existing facilities and services in the District. Significant additional infrastructure investment would be required to maintain service provision (see Infrastructure Planning and Delivery

## South Bucks Proposed Submission Core Strategy - Sustainability Appraisal Report

Sustainability Objective		Option 1 South East Plan Housing Requirement (1,880 dwellings)		Option 2 Proposed Submission Core Strategy (2,200-2,800 dwellings)		Option 3 Higher Level of Housing Provision (3,000+ dwellings)	
		Rating	Commentary	Rating	Commentary	Rating	Commentary
	recreation and other community facilities and services.						Background Paper).
<b>Environmental Objectives</b>							
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	+	Encouraging the use of sustainable and integrated methods of transport is more dependent upon the distribution of new development than the scale of development.  The Evidence Base (SHLAA) demonstrates that this scale of development could be accommodated on previously developed sites within settlements (facilitating walking, cycling and public transport use).	+?	Encouraging the use of sustainable and integrated methods of transport is more dependent upon the distribution of new development than the scale of development.  The Evidence Base (SHLAA) demonstrates that this scale of development could be accommodated largely on previously developed sites within settlements (encouraging walking, cycling and public transport use). The Proposed Core Policies relating to Wilton Park and Mill Lane encourage the provision of sustainable and integrated methods of transport.	-?	Encouraging the use of sustainable and integrated methods of transport is more dependent upon the distribution of new development than the scale of development.  However, under this option it is likely that Green Belt (greenfield) land would need to be developed. Depending upon the location of this development - it may be more difficult to encourage the use of sustainable and integrated methods of transport.
5	To provide for sustainable levels of water use, supply and management.	-	South Bucks is in an area of severe water stress. New housing development will increase the demand for water.	-	South Bucks is in an area of severe water stress. New housing development will increase the demand for water.	--	South Bucks is in an area of severe water stress. All other things being equal, this option would result in the greatest increase in water demand.
6	To maintain and enhance biodiversity.	0	The Evidence Base (SHLAA) demonstrates that this scale of development could be accommodated on previously developed sites within settlements. This should help to minimise the impact on biodiversity.	+?	The Evidence Base (SHLAA) demonstrates that this scale of development could be accommodated largely on previously developed sites within settlements. This should help to minimise the impact on biodiversity.  The Proposed Core Policies relating to Wilton Park and Mill Lane require a net gain in Biodiversity.	-?	Under this option it is likely that Green Belt (greenfield) land would need to be developed. There is the potential for an adverse impact on biodiversity - although this could be mitigated to some extent, through site selection and a policy framework requiring developments to result in a net gain in biodiversity.
7	To conserve and enhance the landscape and townscape	++	This option would do most to conserve townscape and landscape character. There would be very little additional housing development (over and above that already	+?	Under this option, there would be additional housing permitted on previously developed sites within settlements. There is the potential for an adverse impact on	-?	The scale of development under this option would either require much higher rates of development within existing settlements (with a likely adverse impact on townscape

## South Bucks Proposed Submission Core Strategy - Sustainability Appraisal Report

Sustainability Objective		Option 1 South East Plan Housing Requirement (1,880 dwellings)		Option 2 Proposed Submission Core Strategy (2,200-2,800 dwellings)		Option 3 Higher Level of Housing Provision (3,000+ dwellings)	
		Rating	Commentary	Rating	Commentary	Rating	Commentary
	character of South Bucks and in particular, those areas of designated importance.		committed), limiting the impact on the built and natural environment.		townscape character, although this could be mitigated, through the implementation of strong design policies.  The Proposed Core Policies relating to Wilton Park and Mill Lane seek environmental enhancements.		character) or the development of greenfield land (with a likely adverse impact on landscape character).
8	To conserve and enhance the historic environment.	++	This option would do most to conserve and enhance the historic environment. There would be less pressure to permit new housing development where it might adversely impact on the historic environment.	+?	This option would be unlikely to result in a significant adverse impact on the historic environment.  The Proposed Core Policy relating Mill Lane requires a conservation led approach to regeneration of the site.	-?	This option has the greatest propensity to have an adverse impact on the historic environment, although this could be mitigated, through site selection and a policy framework requiring protection of the historic environment.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	-	The new housing development will increase overall energy consumption, as a result of the need to heat and light the new homes, and increasing car use.	-	The new housing development will increase overall energy consumption, as a result of the need to heat and light the new homes, and increasing car use.	--?	This option will deliver the most new housing development. All things being equal, it would therefore result in the greatest increase in overall energy consumption.  More positively, this option could help deliver more onsite renewable energy generation.
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No significant relationship.	0	No significant relationship.	0	No significant relationship.
11	To conserve soil resources and quality.	++	The Evidence Base (SHLAA) demonstrates that this scale of development could be accommodated on previously developed sites within settlements. Such development could help remediate contaminated land.	++	The Evidence Base (SHLAA) demonstrates that this scale of development could be accommodated largely on previously developed sites within settlements. Such development could help remediate	-?	Under this option it is likely that Green Belt (greenfield) land would need to be developed. There is the potential for loss of soil resources in the District.

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Sustainability Objective		Option 1 South East Plan Housing Requirement (1,880 dwellings)		Option 2 Proposed Submission Core Strategy (2,200-2,800 dwellings)		Option 3 Higher Level of Housing Provision (3,000+ dwellings)	
		Rating	Commentary	Rating	Commentary	Rating	Commentary
					contaminated land.  The proposed Core Policies relating to Mill Lane and Wilton Park require consideration of contaminated land issues.		
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	++	The Evidence Base (SHLAA) demonstrates that this scale of development could be accommodated on previously developed sites within settlements.	+	The Evidence Base (SHLAA) demonstrates that this scale of development could be accommodated largely on previously developed sites within settlements.  The Wilton Park and Mill Lane sites are both previously developed.	?	The scale of development under this option would either require much higher rates of development within existing settlements (potentially making very efficient use of previously developed land), or (more likely) the development of greenfield sites.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	0	No significant relationship. This scale of development can be accommodated without the need to develop in areas at risk from flooding.	-?	No significant relationship. This scale of development can be accommodated largely without the need to develop in areas at risk from flooding (see below).  Redevelopment of the Mill Lane site (which is in an area at risk from flooding) is proposed to secure regeneration benefits. The Mill Lane Core Policy guides development towards areas of lowest flood risk within the site.	0	No significant relationship. This scale of development can be accommodated without the need to develop in areas at risk from flooding.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	-	The new housing development will generate additional car movements and human activity, resulting in the potential for more pollution.	-	The new housing development will generate additional car movements and human activity, resulting in the potential for more pollution.	--?	This option will deliver the most new housing development. All things being equal, it would have the greatest potential to result in more pollution.
<b>Economic Objectives</b>							
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in	+	New housing development will provide accommodation for additional workers, increasing the local labour supply and supporting economic growth.  However, economic growth can also be	+	New housing development will provide accommodation for additional workers, increasing the local labour supply and supporting economic growth.  However, economic growth can also be	++?	This option would deliver the most new housing development, and therefore do most to increase the local labour supply. This option might therefore do most to support traditional economic growth.

## South Bucks Proposed Submission Core Strategy - Sustainability Appraisal Report

Sustainability Objective	Option 1 South East Plan Housing Requirement (1,880 dwellings)		Option 2 Proposed Submission Core Strategy (2,200-2,800 dwellings)		Option 3 Higher Level of Housing Provision (3,000+ dwellings)	
	Rating	Commentary	Rating	Commentary	Rating	Commentary
the distribution and growth of housing population and employment.		delivered without the need for additional land and labour - through the more efficient use of existing land, labour and capital (Smart Growth).  Encouraging the use of previously developed land within existing settlements could add pressure on existing employment sites within these settlements to be redeveloped for housing.		delivered without the need for additional land and labour - through the more efficient use of existing land, labour and capital (Smart Growth).  Encouraging the use of previously developed land within existing settlements could add pressure on existing employment sites within these settlements to be redeveloped for housing.		However, economic growth can also be delivered without the need for additional land and labour - through the more efficient use of existing land, labour and capital (Smart Growth).  Encouraging the use of previously developed land within existing settlements could add pressure on existing employment sites within these settlements to be redeveloped for housing. This level of development could also increase the pressure to identify additional employment sites in the Green Belt.
16 To encourage a diverse economy which is focused on high value added, lower impact activities.	0	No significant relationship.	0	No significant relationship.	0	No significant relationship.
17 To develop and maintain a skilled workforce to support long-term competitiveness of the District.	+	No significant relationship in terms of skills development. However, new housing development will help to maintain a skilled workforce by providing additional housing accommodation.	+	No significant relationship in terms of skills development. However, new housing development will help to maintain a skilled workforce by providing additional housing accommodation.	++	No significant relationship in terms of skills development. However, new housing development will help to maintain a skilled workforce by providing additional housing accommodation.

### Summary

The appraisal shows that higher levels of housing development would do more to support Sustainability Objective 1 (Housing). The higher levels of housing development would also help to deliver more affordable housing. Less positively, under the higher level of housing provision (3,000+ units) it is likely that significant additional infrastructure investment would be required to maintain service provision (see Infrastructure Planning and Delivery Background Paper).

The higher level of housing development could have a significant adverse impact on both townscape character and landscape character. It is likely that seeking to accommodate 3,000+ dwellings would require the release of Green Belt land and / or new development at much higher densities within existing settlements. Higher levels of development would also increase energy consumption and the risk of pollution impacts.

The higher levels of development could do more to support traditional economic growth, by boosting the local labour supply. However, economic growth could still be delivered with lower levels of housing development, through Smart Growth (the more efficient use of existing land, labour and capital resources).

## APPENDIX 7

### SUSTAINABILITY APPRAISAL OF THE PROPOSED SUBMISSION CORE POLICIES

This Section provides an appraisal of the Proposed Submission Core Policies.

#### Core Policy 1 - Housing Provision and Delivery

##### Policy Development

The Core Strategy Emerging Approach Document (March 2009) summarised the housing land supply position as at 1<sup>st</sup> April 2008. It was estimated at that time that between 1,872-1,972 dwellings would be built in the period 2006-26. Previously developed land within settlements would be the principal source of new housing land supply, along with development on the Strategic Sites. One or more areas of contingency land were proposed, to provide flexibility and ensure that the South East Plan housing requirement of 1,880 units would be delivered in the period 2006-26.

Since preparation of the Core Strategy Emerging Approach Document, a further year of housing monitoring data has been produced. This shows that the housing land supply position in South Bucks has strengthened. In addition, work on the Strategic Housing Land Availability Assessment (SHLAA) has been completed, which show that there might be twice as much capacity for new housing development within the settlements of South Bucks (circa 600 units), than was estimated in the Initial Findings Report (circa 300 units). As a consequence, the Proposed Submission Core Strategy acknowledges that the South East Plan housing requirement (1,880 units) is likely to be exceeded - with a proposed development range of 2,200-2,800 units.

In terms of the distribution of new housing development, Core Policy 1 follows the same broad strategy as the Emerging Approach document, with previously developed land in the Principal settlements being the main focus for development, alongside more limited development in the Secondary settlements and development on the Strategic Sites (now termed "Opportunity Sites"). In light of the very strong housing land supply position, the Proposed Submission Core Strategy does not identify any areas of contingency land.

The Emerging Approach document (paragraph 3.79) suggested that there might be a need to restrict the amount of development close to the Burnham Beeches SAC. Core Policy 1 states that the Council will look to manage any further development at Farnham Common, to avoid a cumulative adverse impact on Burnham Beeches.

Sustainability Objective		Core Policy 1 - Housing Provision and Delivery	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	++	Provision is made for a net increase of 2,200-2,800 dwellings in the period 2006-26. This scale of provision exceeds the South East Plan housing requirement. Together with Core Policy 3, it will help deliver a significant increase in affordable housing (although still well below the estimated level of need - see the Strategic Housing Market Assessment).  It is anticipated that approximately 1,100 new dwellings will have been built by 2011, providing up to half of the planned new housing in the first 5-years of the Plan period.

Sustainability Objective		Core Policy 1 - Housing Provision and Delivery	
		Rating	Justification for Assessment and any Mitigation Measures
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	0	No significant relationship.  Core Policy 8 (Built Environment) addresses the need for new development to accord with Secured by Design principles to achieve crime prevention, reduce the fear of crime and improve other aspects of community safety.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	++	The Principal settlements of Beaconsfield, Gerrards Cross, and to a lesser extent, Burnham are to be the main focus for new residential development. These settlements have the best range of facilities and services (see the Accessibility and Infrastructure Study (2006) and the Settlement Hierarchy Study (2008). In addition, these settlements have good public transport links (including rail access) to the wider range of facilities and services available in the larger settlements that adjoin South Bucks District (including High Wycombe, Slough, Maidenhead and Greater London).  Some development is permitted in the Secondary settlements, which provide a more limited range of services and facilities. There is very little development planned in the Tertiary and Rural settlements - partly because they have relatively poor access to facilities and services, and in most cases, limited access to public transport services.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	++	The Principal settlements of Beaconsfield, Gerrards Cross, and to a lesser extent, Burnham are proposed as the main focus for new residential development. These settlements have the best range of facilities and services - with scope for residents to walk or cycle to the town centres. In addition, these settlements have good public transport links (including rail access) to the wider range of facilities, services and job opportunities available in the larger settlements that adjoin South Bucks District (including High Wycombe, Slough, Maidenhead and Greater London).  Some new development will occur in the Secondary settlements under Core Policy 1. The facilities and services available in these settlements are more limited, and access to public transport is variable. Core Policy 7 (Accessibility and Transport) states that the Council will seek to rebalance the transport system in favour of sustainable modes of transport, whilst recognising that in rural parts of the District, the car will remain the primary mode of travel.
5	To provide for sustainable levels of water use, supply and management.	+?	The Environment Agency has confirmed that South Bucks is an area of severe water stress. Housing development is very likely to result in increased water use.  This policy focuses residential development on Beaconsfield, Gerrards Cross and (to a lesser extent) Burnham. The north of the District (including Gerrards Cross) is over abstracted, with other areas (including Beaconsfield) over licensed but not currently over abstracted. Core Policy 13 seeks to mitigate any adverse impacts. It promotes water efficiency measures in all development, and requires new housing to achieve a minimum water efficiency target of 105 litres per person per day.
6	To maintain and enhance biodiversity.	+?	This policy focuses residential development on Beaconsfield, Gerrards Cross and (to a lesser extent) Burnham, with at least 95% of housing development to be accommodated on previously developed land. Whilst any development will have some impact on biodiversity, this is mitigated by Core Policy 9, which seeks a net gain in biodiversity as part of development proposals.  Core Policy 1 states that further development at Farnham Common will be managed to avoid a cumulative adverse impact on Burnham Beeches. The policy aims to slow down the rate of development in the later part of the Plan period, which will also help to protect biodiversity.

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Sustainability Objective		Core Policy 1 - Housing Provision and Delivery	
		Rating	Justification for Assessment and any Mitigation Measures
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	+?	<p>This policy focuses residential development on Beaconsfield, Gerrards Cross and (to a lesser extent) Burnham, with at least 95% of housing development to be accommodated on previously developed land. This should help to protect landscape character. The policy aims to slow the rate of development in the latter part of the Plan period, which will also help to protect townscape character.</p> <p>Core Policy 8 will further help to mitigate any adverse impacts on townscape character. It requires new development to achieve high design standards and make a positive contribution to the character of the surrounding area. Core Policy 9 seeks to protect landscapes, informed by Green Infrastructure Plans and the Council's Landscape Character Assessment.</p>
8	To conserve and enhance the historic environment.	+?	<p>The Principal settlements of Beaconsfield, Gerrards Cross, and to a lesser extent, Burnham are proposed as the main focus for new residential development, with provision made for between 2,200 and 2,800 new dwellings in the Plan period to 2026. Development in these settlements is likely to have some effect on the historic environment, although much of this development has already been permitted and the policy seeks to slow the rate of housing later in the Plan period.</p> <p>Core Policy 8 seeks to protect and enhance the historic environment, including nationally designated assets as well as local heritage features. Policy 9 seeks to protect and enhance the historic landscape where possible, including archaeological sites and ancient woodland.</p>
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	+?	<p>The new housing development will increase overall energy consumption, as a result of the need to heat and light the new homes, and increasing car use.</p> <p>Mitigation is provided by Core Policies 12 and 13. Core Policy 12 promotes energy efficiency and renewable / low carbon energy in all new development, including encouraging new low carbon infrastructure in suitable locations. Core Policy 13 promotes best practice in sustainable design and construction, including Sustainable Drainage Systems where feasible. It also encourages homeowners to improve the energy efficiency of their properties, when undertaking conversions or extensions.</p> <p>The national Code for Sustainable Homes will also lead to a gradual increase in sustainable building practices over the Plan period.</p>
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	?	<p>New housing development will lead to an increase in the amount of waste produced, although this policy seeks to focus a high proportion of new housing within the larger settlements, where there are better recycling facilities.</p> <p>Core Policy 13 promotes best practice in sustainable design and construction, helping to minimise construction waste. The national Code for Sustainable Homes also promotes recycling and compost storage facilities in new dwellings.</p>
11	To conserve soil resources and quality.	++	<p>The Principal settlements of Beaconsfield, Gerrards Cross, and to a lesser extent, Burnham are proposed as the main focus for new residential development, with at least 95% of housing development to be accommodated on previously developed land. Furthermore, the Spatial Strategy aims to protect the Green Belt. This will help to ensure that soil resources are conserved in the District.</p>
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	++	<p>This policy seeks to focus a high proportion of residential development in the three principal settlements of Beaconsfield, Gerrards Cross and (to a lesser extent) Burnham, with at least 95% of housing development to be accommodated on previously developed land.</p> <p>The three Opportunity Sites all constitute previously developed land.</p>
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	+	<p>The Principal settlements of Beaconsfield, Gerrards Cross, and to a lesser extent, Burnham are proposed as the main focus for new residential development. Neither Beaconsfield nor Gerrards Cross has any areas at risk of flooding and only a very small part of Burnham is within a medium flood risk area. Core Policy 13 promotes Sustainable Drainage Systems where feasible and also seeks to steer vulnerable development (including housing) away from areas at risk of flooding.</p>

Sustainability Objective		Core Policy 1 - Housing Provision and Delivery	
		Rating	Justification for Assessment and any Mitigation Measures
			Redevelopment of the Mill Lane Opportunity Site (which is in an area at risk from flooding) is proposed to secure regeneration benefits. The Mill Lane Core Policy guides development towards areas of lowest flood risk within the site.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	-	The new housing development will generate additional car movements and human activity, resulting in the potential for more pollution.  Core Policy 13 provides some mitigation. It seeks to direct development away from sources of pollution such as major roads, certain commercial processes and waste treatment facilities. It also seeks improvements in air quality, especially in the Air Quality Management Area and close to Burnham Beeches. More generally, the proposed distribution of development will encourage the use of sustainable and integrated modes of transport - helping to reduce car use.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	+?	The new housing development will provide accommodation for additional workers, helping to sustain the local labour supply and supporting economic growth. Economic growth can also be delivered without the need for additional land and labour - through the more efficient use of existing land, labour and capital resources (Smart Growth).  Encouraging the use of previously developed land within the larger settlements for residential development could add pressure on existing employment sites within these settlements to be redeveloped for housing.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	0	No significant relationship.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	+	No significant relationship in terms of skills development. However, new housing development will help to maintain a skilled workforce by providing additional housing accommodation.

**Summary**

Core Policy 1 will help deliver more housing than required by the South East Plan, and lead to a significant increase in affordable housing provision. It will focus a high proportion of new housing in the Principal settlements of Beaconsfield, Gerrards Cross and Burnham, which have the best range of facilities and services.

This policy should also have a positive environmental impact, by encouraging the use of sustainable methods of transport, making more efficient use of land and conserving soil resources and the local landscape. However, the focus on the larger settlements is likely to have some effect on their historic environment and townscape character. Other Core Strategy Policies (in particular Core Policy 8: Built Environment) provide mitigation, by requiring high quality design that is sensitive to its surroundings. In addition, the lower rates of development proposed later in the Plan period will help to reduce the impact of development on townscape character.

The new housing development will provide accommodation for additional workers, helping to sustain the local labour supply and supporting economic growth objectives.

## Core Policy 2 - Housing Type and Size

### Policy Development

The Core Strategy Emerging Approach Document (March 2009) sought to provide a mix of dwelling types and sizes to meet the needs of the whole community, including more family homes as well as flats. Core Policy 2 follows the same broad strategy as the Emerging Approach document on this issue.

The Emerging Approach document sought to protect specialist accommodation for older people from redevelopment for other uses. It also sought to enable the provision of new accommodation for older people within settlements - potentially on unsuitable employment sites or even previously developed sites within the Green Belt. Core Policy 2 has evolved from this broad approach, facilitating new accommodation for older people on sites currently or most recently used for community infrastructure (where no longer needed), as well as on unsuitable employment sites (subject to the provisions of Core Policy 10). However, the use of Green Belt land is no longer promoted, as this would be contrary to national Green Belt guidance in PPG2.

Core Policy 2 now seeks a proportion of new dwellings on larger sites to the full Lifetime Homes standard, to reflect concerns that the Core Strategy needs to do more to take account of the demographic changes that are predicted to occur (i.e. in this case, the ageing population).

Sustainability Objective		Core Policy 2 - Housing Type and Size	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	++	Core Policy 2 seeks to deliver mixed and sustainable communities by encouraging a range of housing types and sizes, and thus meet local needs. A proportion of larger housing sites should be to the full Lifetime Homes standard, so that it is flexible enough to meet the needs of all sections of the community.  The policy also encourages the provision of sufficient new accommodation for older people.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	0	No significant relationship.  Those homes built to the full Lifetime Homes standard will provide safer accommodation, particularly for the young and older people. Core Policy 8 (Built Environment) addresses the need for new development to accord with Secured by Design principles to achieve crime prevention, reduce the fear of crime and improve other aspects of community safety.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	+	Core Policy 2 seeks to deliver sustainable communities, including the provision of new accommodation for the elderly in sustainable locations (within settlements), where there is good access to services and facilities.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	+	This policy seeks to encourage the provision of new accommodation for the elderly in sustainable locations within settlements where there is good access to services and facilities, including public transport.

Sustainability Objective		Core Policy 2 - Housing Type and Size	
		Rating	Justification for Assessment and any Mitigation Measures
5	To provide for sustainable levels of water use, supply and management.	0	No significant relationship.
6	To maintain and enhance biodiversity.	0	No significant relationship.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	0	No significant relationship.
8	To conserve and enhance the historic environment.	0	No significant relationship.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	0	No significant relationship.
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No significant relationship.
11	To conserve soil resources and quality.	+	This Core Policy seeks to provide new accommodation for the elderly in sustainable locations within settlements. This will help to conserve soil resources.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	+	This Core Policy seeks to deliver a mix of housing types and sizes, which should help improve the efficiency of land use. It also seeks the provision of new accommodation for the elderly in sustainable locations within settlements, including on land previously used for community infrastructure and employment.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	0	No significant relationship.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	0	No significant relationship.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	+?	No significant relationship, although the provision of specialist accommodation for the elderly will create some additional jobs in this sector.

Sustainability Objective		Core Policy 2 - Housing Type and Size	
		Rating	Justification for Assessment and any Mitigation Measures
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	0	No significant relationship.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	0	No significant relationship.

**Summary**

Core Policy 2 will provide residents with the opportunity of living in a decent home by encouraging a range of housing types and sizes, appropriate to local needs. The policy also encourages the provision of new accommodation for older people, taking into account projected demographic change.

The policy should have a positive effect on the environment overall, encouraging the provision of new accommodation for the elderly in sustainable locations within settlements, where there is good access to services and facilities, including public transport.

There is no significant relationship with the economic objectives, although the provision of specialist accommodation for the elderly should create additional jobs in this sector.

### Core Policy 3 - Affordable Housing

#### Policy Development

The Core Strategy Emerging Approach Document (March 2009) included a target of 450-500 new affordable dwellings to be provided in the plan period, with 50-75% of this to be social rented. It also sought that 35% of all new dwellings on sites of 5 units and above (or 0.16 ha and above) should be affordable. The Emerging Approach document allowed for the limited use of ‘commuted sums’ (in lieu of on-site affordable housing provision), and also provided for small scale ‘rural exception sites’, within or close to small rural settlements.

Policy 3 in the Proposed Submission Core Strategy now seeks 500 affordable dwellings, with about two thirds to be social rented. It also increases the percentage of affordable housing sought on eligible sites from 35% to 40%, as the updated evidence (Development Economics Study Update, 2010) shows this to be viable. The approach taken to commuted payments and rural exception sites remains broadly as unchanged, although Core Policy 3 seeks a partial commuted sum where it is not possible to provide 40% affordable housing on site (by virtue of the number of units proposed). These changes should help to maximise the amount of affordable housing provided in South Bucks, whilst taking account of economic viability.

## South Bucks Proposed Submission Core Strategy - Sustainability Appraisal Report

Sustainability Objective		Core Policy 3 - Affordable Housing	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	++	<p>Core Policy 3 aims to deliver 500 new affordable homes over the Plan period. Whilst well below the estimated level of need (459 units per annum), the Policy seeks to maximise the delivery of new affordable housing (within the overall dwelling range set in Core Policy 1).</p> <p>The provision of more affordable dwellings will provide more South Bucks residents with an opportunity of living in a decent home. Core Policy 2 will help ensure that the affordable units built are of a size that meets the need in the district, so that families can grow without having to move.</p> <p>Rural exception site schemes will help meet local affordable housing needs in situ.</p>
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	0	No significant relationship.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	+?	<p>Most affordable housing will be provided in the larger settlements, which will have good access to services and facilities.</p> <p>However, the rural exception sites will be in or adjacent to small settlements with few, if any, facilities. These occupants will have to drive to nearby towns to access facilities such as shops and schools.</p>
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	+?	<p>Most affordable housing will be provided in the larger settlements, which will have good access to sustainable modes of transport.</p> <p>However, the rural exception sites will be in or adjacent to small settlements with few, if any, facilities. These occupants will have to drive to nearby towns to access facilities such as shops and schools.</p>
5	To provide for sustainable levels of water use, supply and management.	0	No significant relationship.
6	To maintain and enhance biodiversity.	0	No significant relationship. There is some potential for rural exception sites to have an adverse impact on biodiversity resources, although any scheme would need to comply with the requirements of Core Policy 9: Natural Environment.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	-?	Some rural settlements are very small, and a number are designated as conservation areas. These settlements are very sensitive to change, and any rural exception site schemes within or adjacent to these settlements could have an adverse impact on their character.
8	To conserve and enhance the historic environment.	-?	Some rural settlements are very small, and a number are designated as conservation areas. These settlements are very sensitive to change, and any rural exception site schemes within or adjacent to these settlements could have an adverse impact on the historic environment. Other policies in the Core Strategy (including Core Policy 8: Built Environment) should ensure that historic assets are protected.

## South Bucks Proposed Submission Core Strategy - Sustainability Appraisal Report

Sustainability Objective		Core Policy 3 - Affordable Housing	
		Rating	Justification for Assessment and any Mitigation Measures
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	+?	Occupiers of affordable housing may be eligible for energy efficiency measures and grants for renewable energy and energy efficiency measures. Also, affordable homes are usually built to a higher standard of sustainable construction than private housing.
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No significant relationship.
11	To conserve soil resources and quality.	0	Most affordable housing will be provided in the larger settlements, which should help conserve soil resources. However, the provision of rural exception sites could have a negative effect on soil resources within these villages.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	+?	Most affordable housing will be provided in the larger settlements, on previously developed land. However, rural exception housing will almost certainly have to be built on greenfield sites, within or on the edge of small villages.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	0	No significant relationship.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	0	No significant relationship.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	+	Additional affordable housing will provide accommodation for key workers (that might not otherwise be able to afford to live and work in the District). Key workers provide essential services that support the economic growth agenda.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	0	No significant relationship.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	+	Additional affordable housing will provide accommodation for key workers (that might not otherwise be able to afford to live and work in the District).

### Summary

Core Policy 3 aims to deliver 500 new affordable homes over the Plan period. Whilst well below the estimated level of need (459 units per annum), the Policy seeks to maximise the delivery of new affordable housing (within the overall dwelling range set in Core Policy 1). Rural exception site schemes will help meet local affordable housing needs in situ.

Most affordable housing will be provided in the larger settlements, ensuring good access to services, facilities and public transport.

Some rural settlements in South Bucks are very small, and a number are designated as conservation areas. These settlements are very sensitive to change, and any rural exception site schemes within or adjacent to these settlements could have an adverse impact on their character, local landscape, the historic environment and biodiversity resources. Any adverse impacts should be mitigated by the application of other Core Policies.

Additional affordable housing will provide accommodation for key workers (that might not otherwise be able to afford to live and work in the District). Key workers provide essential services that support the economic growth agenda.

## Core Policy 4 - Gypsies, Travellers and Travelling Show People

### Policy Development

The Core Strategy Emerging Approach Document (March 2009) stated that a policy would be developed setting out fair, reasonable, realistic and effective criteria that can be used to identify sites and determine planning applications. However, it did not give any clear indication of what these criteria would be. At the time this document was published, it was unclear what the Gypsy accommodation needs were in the region, and hence how many pitches would have to be provided at the district level. This is now clearer, although the outcome from the Examination into this issue is still awaited.

Core Policy 4 in the Proposed Submission Core Strategy includes a series of criteria to guide site allocation and decision making.

Sustainability Objective		Core Policy 4 - Gypsies, Travellers and Travelling Show People	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	++	Core Policy 4 should enable gypsies, travellers and travelling showpeople to have an opportunity to live on appropriate, suitable sites, in accordance with the requirement in the South East Plan.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	+	This policy should help to reduce illegal sites and minimise conflict with existing residents, by allowing sites in appropriate locations, which will not be detrimental to the amenities of adjacent occupiers. Sites will only be permitted where they provide a safe environment.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	+?	This policy requires new sites to be outside of the Green Belt and have good access to local services, including health services, shops, education and other community facilities. This should improve accessibility to facilities, although there is still a possibility that suitable sites cannot be found within existing settlements.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods	+?	The policy requires prospective gypsy and traveller sites to have good access to the road network and not lead to inappropriate traffic generation. However, this would not necessarily mean that sites would have good access to sustainable modes of transport. Other

## South Bucks Proposed Submission Core Strategy - Sustainability Appraisal Report

Sustainability Objective		Core Policy 4 - Gypsies, Travellers and Travelling Show People	
		Rating	Justification for Assessment and any Mitigation Measures
	of transport to reduce negative effects on the environment.		criteria (e.g. sites needing to be outside of the Green Belt, with access to local services, etc) should help ensure that there is reasonable access to public transport.
5	To provide for sustainable levels of water use, supply and management.	0	The policy is unlikely to have a significant effect on local water supply. It states, however, that new sites must provide a safe environment with water supply facilities.
6	To maintain and enhance biodiversity.	+	The policy should help to maintain biodiversity, as it states that new sites must not result in a detrimental impact on the local environment, including biodiversity.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	+	The policy should help to conserve the local landscape, as it states that new sites must not result in a detrimental impact on the local environment, including landscape. It also states that sites should be compatible with surrounding uses and not be visually intrusive, so townscape character should also be conserved.
8	To conserve and enhance the historic environment.	0	No significant relationship. Core Policies 8 and 9 will ensure that the historic environment is protected, including the historic landscape.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	0	No significant relationship.
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No significant relationship.
11	To conserve soil resources and quality.	0	No significant relationship.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	0	No significant relationship.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	+	One of the criteria is that sites should not be located in an area at high risk of flooding. There may also be a case for avoiding locations that are at medium risk of flooding, as caravans are a highly vulnerable use.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	+?	No significant relationship, although the provision of properly managed sites, with water provision, parking and storage facilities should reduce the number of unauthorised sites that can result in pollution problems.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population	0	No significant relationship.

Sustainability Objective		Core Policy 4 - Gypsies, Travellers and Travelling Show People	
		Rating	Justification for Assessment and any Mitigation Measures
	and employment.		
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	0	No significant relationship.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	0	No significant relationship.

**Summary**

Core Policy 4 should enable more gypsies, travellers and travelling showpeople to have the opportunity to live on appropriate, safe and sustainably located sites, with good access to local services. It should also help to reduce illegal sites and minimise conflict with existing residents.

The policy should have a generally positive impact on the environment, by reducing the number of unauthorised sites and ensuring that new sites do not have a detrimental impact on the local landscape or biodiversity.

There is no significant relationship with the economic objectives.

## Core Policy 5 - Open Space, Sport and Recreation

### Policy Development

The Core Strategy Emerging Approach Document (March 2009) set out the Council’s emerging view on open space, sport and recreation, which was that high quality and valued facilities should be protected, with opportunities sought to create new or enhanced facilities. It added that where existing facilities were of low value and quality, consideration would be given to beneficial alternative uses, such as affordable housing or community uses.

Core Policy 5 in the Proposed Submission Core Strategy takes a very similar approach, but sets out more clearly the limited circumstances in which the Council would permit the loss of open space and recreational facilities (and allow their redevelopment for other uses). Alongside affordable housing and community uses, specialist accommodation for the elderly is added as a further potential alternative use. In response to comments from Natural England, Core Policy 5 now stresses that the circumstances allowing the loss of these facilities would be rare and exceptional, and that appropriate compensation would need to be made.

## South Bucks Proposed Submission Core Strategy - Sustainability Appraisal Report

Sustainability Objective		Core Policy 5 - Open Space, Sport and Recreation	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	0	No direct relationship.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	+?	Protecting and enhancing open space, sport and recreation facilities could help to reduce crime and anti-social behaviour, by providing alternative recreational activities.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	++	This policy should ensure that new residential development is supported by adequate open space and recreation facilities, which will improve access to such facilities for the new residents, as well as existing residents in the locality. The policy also provides for the enhancement of existing open space and recreational facilities where opportunities arise.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	+?	Accessible open space, sport and recreational areas will encourage local residents to walk or cycle to these facilities. In areas with existing quantitative or qualitative deficiencies (including Beaconsfield and Richings Park), there may be a greater propensity to travel by car to appropriate open space, sport and recreational facilities.
5	To provide for sustainable levels of water use, supply and management.	0	No significant relationship.
6	To maintain and enhance biodiversity.	+?	The policy emphasises that open spaces with biodiversity interest should be retained.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	++	Open space within settlements often contributes to their character. Core Policy 5 seeks protect and enhance such areas.
8	To conserve and enhance the historic environment.	0	No significant relationship.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	0	No significant relationship.
10	To minimise waste and then re-use or recover it through recycling,	0	No significant relationship.

Sustainability Objective		Core Policy 5 - Open Space, Sport and Recreation	
		Rating	Justification for Assessment and any Mitigation Measures
	composting or energy recovery.		
11	To conserve soil resources and quality.	?	There is an uncertain relationship between this policy and soil resources and quality.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	+?	This policy would promote the efficient use of land by allowing, in exceptional circumstances, poor quality open space and recreational facilities to be reused for other uses - affordable housing, community uses or specialist accommodation for the elderly. However, it should be noted that areas of open space do not constitute previously developed land.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	+	Green spaces can play an important role in reducing surface water run-off and providing flood water storage areas. Core Policy 5 seeks to protect green spaces.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	0	No significant relationship.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	0	No significant relationship, although sport and recreation facilities can benefit the economy.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	0	No significant relationship.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	0	No significant relationship.

**Summary**

Protecting and enhancing open space, sport and recreation facilities could help to reduce crime and anti-social behaviour, by providing alternative recreational activities. Core Policy 5 should also ensure that new residential development is supported by adequate open space and recreation facilities. Opportunities will be taken to enhance existing areas of open space.

Overall, the policy is likely to have a positive environmental impact, for example by protecting sites of biodiversity interest and by reducing surface water run off. However, other environmental impacts are uncertain or could be negative, for example by allowing the limited loss of open space.

There is no significant relationship with economic objectives.

## Core Policy 6 - Local Infrastructure Needs

### Policy Development

The Core Strategy Emerging Approach Document (March 2009) set out the Council's emerging view on infrastructure, which was that existing physical, social and green infrastructure should be safeguarded unless no longer needed, and that new or improved facilities would be required in new development where reasonable and necessary. Since then, the Council has worked closely with infrastructure providers to identify infrastructure requirements that will arise as a result of proposed development in the District.

Core Policy 6 in the Proposed Submission Core Strategy (March 2010) reflects this additional evidence. It takes a similar approach to the Emerging Approach document, in terms of seeking to protect existing infrastructure unless no longer needed and requiring new infrastructure in schemes where appropriate. However, it now emphasises the need to protect existing facilities and supports new facilities for older people, in response to predicted demographic changes. The policy also now commits the Council to developing a Community Infrastructure Levy (CIL) as a further source of funding for local infrastructure.

Sustainability Objective		Core Policy 6 - Local Infrastructure Needs	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	+	This policy seeks to provide infrastructure to create sustainable communities.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	++	The definition of infrastructure includes emergency services (police, fire, ambulance). Therefore, this policy will seek to improve the provision of these services where they are needed, and should help to reduce anti-social activity, including crime, and to create safer places to live and work. The proposed Developer Contributions DPD and CIL will also contribute to this objective.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	++	By protecting existing infrastructure (unless not needed) and requiring new infrastructure within development schemes, Core Policy 6 should help to improve accessibility to essential services and facilities, including health, education and recreation. Other policies in the Core Strategy will support Core Policy 6, including Core Policies 3, 5, 7 and 9.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	+?	Physical infrastructure includes roads, cycleways and railways. This policy (along with Core Policy 7) will therefore seek transport improvements to support new development, encouraging the use of sustainable methods of transport. However, the precise impacts of this policy are as yet unknown.
5	To provide for sustainable levels of water use, supply and management.	+	The definition of infrastructure includes utilities assets such as water supply and waste water treatment facilities. This policy should, therefore, have a positive effect on the provision of sustainable levels of water use, in conjunction with other policies, including Core Policy 13, and those for the Opportunity Sites.

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Sustainability Objective		Core Policy 6 - Local Infrastructure Needs	
		Rating	Justification for Assessment and any Mitigation Measures
6	To maintain and enhance biodiversity.	++	The definition of infrastructure includes green infrastructure, such as parks, gardens and woodlands, which all contain biodiversity. This policy will therefore help maintain and enhance biodiversity, in conjunction with other policies, including Core Policy 9 (Natural Environment) and those policies for the Opportunity Sites.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	+?	This policy could have a positive effect on conserving and enhancing landscape character, through protecting green infrastructure resources, but the precise impacts are as yet unknown.
8	To conserve and enhance the historic environment.	0	No significant relationship.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	0	No significant relationship.
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No significant relationship.
11	To conserve soil resources and quality.	0	No significant relationship.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	0	No significant relationship.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	0	No significant relationship.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	0	No significant relationship.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	+?	Infrastructure improvements will support economic growth in a number of ways. Improved transport infrastructure could make the area more accessible, and therefore more attractive as a business location. Equally, investment in local schools will help to provide the skilled workforce of the future.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	0	Investment in Broadband will support growth in high value added, local impact activities (see Core Policy 10).

Sustainability Objective		Core Policy 6 - Local Infrastructure Needs	
		Rating	Justification for Assessment and any Mitigation Measures
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	0	No significant relationship.

**Summary**

Core Policy 6 should have a significant positive effect on the social objectives, for example by seeking to provide infrastructure facilities where they are needed, including emergency services, health, education and recreation. This should help to reduce anti-social activity, including crime, and improve accessibility to services.

There is likely to be a positive effect on some of the environmental objectives, in particular the objective relating to biodiversity, although on the whole the effects are likely to be fairly neutral.

Infrastructure improvements will support the economic objectives. Investment in Broadband will support growth in high value added, local impact activities (see also Core Policy 10).

## Core Policy 7 - Accessibility and Transport

### Policy Development

The Core Strategy Emerging Approach Document (March 2009) set out the Council’s emerging view on accessibility and transport, which was to focus development on Beaconsfield, Gerrards Cross and Burnham, as these have the best range of facilities and good public transport access. It added that no new transportation infrastructure is expected to be required, although new development would be required to make improvements to the transport network where appropriate. The Emerging Approach Document also supported improvements to the local transportation network to address existing traffic problems, and encouraged ‘mobility management’ measures such as travel plans and walking and cycling facilities.

Core Policy 7 in the Proposed Submission Core Strategy (March 2010) takes a similar approach on these issues, although it places stronger emphasis on the rebalancing of the transport network in favour of more sustainable forms of transport. It also provides more detail on the measures that would be used to address existing traffic problems to the east of Beaconsfield and in the Iver / Richings Park area, based on further evidence on these issues. Further details of these proposed measures are given in Core Policies 14 and 16.

Sustainability Objective		Core Policy 7 - Accessibility and Transport	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a	0	No significant relationship.

Sustainability Objective		Core Policy 7 - Accessibility and Transport	
		Rating	Justification for Assessment and any Mitigation Measures
	decent home.		
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	+	This policy will have a positive impact on creating safer places, for example through better pedestrian and cycling routes.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	++	This policy will improve accessibility to services by supporting more sustainable modes of transport. It seeks to focus new development that would generate substantial transport movements in locations that are accessible by public transport, walking and cycling.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	++	This policy will support more sustainable modes of transport, including by focusing new traffic generating development in locations that are accessible by public transport, walking and cycling. It also encourages rail services, improvements to pedestrian and cyclist routes and other mobility management measures. It also seeks to address existing road congestion problems, which will help reduce negative effects on the environment.  However, the policy accepts that in rural areas, the car will remain the primary mode of travel.
5	To provide for sustainable levels of water use, supply and management.	0	No significant relationship.
6	To maintain and enhance biodiversity.	0?	No significant relationship, although new transport infrastructure (for example, a relief road at Beaconsfield) could have a negative impact on biodiversity.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	0?	No significant relationship, although new transport infrastructure (for example a relief road at Beaconsfield) could have a negative impact on landscape character.
8	To conserve and enhance the historic environment.	0	No significant relationship.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	0	No significant relationship.
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No significant relationship.
11	To conserve soil resources and quality.	0?	No significant relationship, although new transport infrastructure (for example a relief road at Beaconsfield) could have a negative impact on soil resources.

Sustainability Objective		Core Policy 7 - Accessibility and Transport	
		Rating	Justification for Assessment and any Mitigation Measures
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	0	No significant relationship.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	0	No significant relationship.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	+	The measures in Core Policy 7 should reduce air pollution levels, for example, by reducing road congestion and rebalancing the transport system in favour of public transport, cycling and walking. There is unlikely to be any significant relationship with other forms of pollution.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	+	Reduced traffic congestion and good quality public transport services will support economic growth and competitiveness.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	0	No significant relationship.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	0	No significant relationship.

**Summary**

Core Policy 7 will improve accessibility to services by supporting more sustainable modes of transport and addressing traffic problems. It will also have a positive impact on creating safer places, for example through better pedestrian and cycling routes.

The policy will support more sustainable modes of transport, including public transport, walking and cycling, and should also reduce air pollution by tackling congestion and rebalancing the transport system. The construction of new transport infrastructure (for example, a relief road at Beaconsfield) could have a direct (but localised) adverse impact on the landscape, biodiversity and soil resources.

Reduced traffic congestion and good quality public transport services will support economic growth and competitiveness.

## Core Policy 8 - Built Environment

### Policy Development

The Core Strategy Emerging Approach Document (March 2009) set out the Council’s emerging view on Design, Character and the Historic Environment. This stated that to minimise the risk of having to release Green Belt land later in the Plan period, average residential densities might need to increase, particularly in accessible locations. It added that the Council would seek to protect townscape character and that making efficient use of land would be weighed against the potential impact on character. The Emerging Approach document also indicated that a “challenging local brownfield land target” would be included in the submission version of the Core Strategy. Finally, it stated that national policy would be followed for the conservation and enhancement of the historic environment.

Since the Emerging Approach document was published in 2009, the housing land supply situation has improved and there is now no longer a need to seek very high residential densities in order to meet the South East Plan requirement. Nevertheless, Core Policy 8 in the Proposed Submission Core Strategy (March 2010) still seeks new housing to make efficient use of land, with an average density of no less than 30 dph (depending upon the character of the surrounding area). The policy seeks that proposals are of a high standard of design, with character areas to be identified in a subsequent DPD. It now adds that development should be designed to tackle the causes of, and be resilient to, climate change, and that it should also be designed to improve community safety. The policy aims to protect and enhance the District’s historic environment, in particular nationally designated assets.

The previously developed land target is now in Core Policy 1.

Sustainability Objective		Core Policy 8 - Built Environment	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	+	This policy requires proposals to be well designed and to make a positive contribution to the character of the surrounding area. This should help ensure more people have the opportunity to live in decent dwelling.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	++	The policy states that proposals are expected to be designed to achieve crime prevention, and to accord with Secured by Design principles. This will help to reduce anti-social behaviour to some extent, for example by designing out opportunities for crime in accordance with best practice.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	0	No significant relationship.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	0	No significant relationship.

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Sustainability Objective		Core Policy 8 - Built Environment	
		Rating	Justification for Assessment and any Mitigation Measures
5	To provide for sustainable levels of water use, supply and management.	0	No significant relationship.
6	To maintain and enhance biodiversity.	0	No significant relationship.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	++	This policy requires development to be well designed and make a positive contribution to the character of the surrounding area. It also states that character areas will be identified in a subsequent DPD, in order to provide a clear framework for assessing the impact of development proposals on townscape character.
8	To conserve and enhance the historic environment.	++	The policy seeks to protect and enhance (where appropriate) the District's historic environment, in particular nationally designated assets, and to protect and conserve local heritage assets. The conservation areas will be reviewed, with new ones designated where appropriate.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	++	Core Policy 8 states that new development should be designed to tackle the causes of, and be resilient to, climate change. This issue is also covered in Core Policies 12 (Sustainable Energy) and 13 (Environmental and Resource Management).
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	+	A well designed dwelling should incorporate recycling features.
11	To conserve soil resources and quality.	0	No significant relationship.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	+	The policy states that new housing should make efficient use of land, with an average density of no less than 30 dwellings per hectare, although this may vary from scheme to scheme.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	0	No significant relationship.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	0	No significant relationship.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	0	No significant relationship.

Sustainability Objective		Core Policy 8 - Built Environment	
		Rating	Justification for Assessment and any Mitigation Measures
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	0	No significant relationship.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	0	No significant relationship.

**Summary**

Core Policy 8 should result in high quality, sustainable proposals that make a positive contribution to the character of the surrounding area. These schemes should also be designed to reduce opportunities for crime and anti-social activity.

The policy will have a strongly positive impact on the environmental objectives. It should help to conserve and enhance townscape character and protect and enhance the District’s historic environment, with conservation areas to be reviewed and created where necessary. New development should also make efficient use of land and be designed to tackle the causes of, and be resilient to, climate change.

There is no significant relationship with the economic objectives.

## Core Policy 9 - Natural Environment

### Policy Development

The Core Strategy Emerging Approach document (March 2009) set out the Council’s emerging view on Landscape and Biodiversity in two sections. The emerging view on landscape issues was that the highest priority should be given to the protection and enhancement of the Chilterns Area of Outstanding Natural Beauty (AONB), with other landscapes protected in line with national guidance and informed by landscape character assessment. The Emerging Approach document also sought to enhance the rural-urban fringe and the River Thames setting. The emerging view on biodiversity was that Burnham Beeches should be protected by restricting the amount of development close to it, with other sites retained and enhanced in accordance with national policy and the aims of the Biodiversity Action Plan.

The Proposed Submission Core Strategy (March 2010) deals with these two issues together under the heading of Natural Environment. This is logical as there are strong synergies between landscape and biodiversity. Core Policy 9 gives the highest priority to protection of Burnham Beeches and the Chilterns AONB. It takes a similar approach to the Emerging Approach document, by not permitting development that would harm landscape character and nature conservation interests, seeking a net gain in biodiversity resources, conserving and enhancing landscapes and improving the rural / urban fringe, and seeking improvements to the River Thames setting. There are some subtle differences, for example, by emphasising the need to protect Burnham Beeches and giving more weight to the protection of biodiversity on non-designated sites, as a result of comments received to the Emerging Approach document.

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Sustainability Objective		Core Policy 9 - Natural Environment	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	0	No significant relationship.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	0	No significant relationship.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	+	This policy should help to secure improvements in leisure and recreational facilities associated with the River Thames. Further guidance is given in Core Policy 15 (Mill Lane Opportunity Site). Core Policy 9 also supports improvements in the urban / rural fringe in the Colne Valley Park, which could provide new or improved (accessible) areas for recreation.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	0	No significant relationship.
5	To provide for sustainable levels of water use, supply and management.	0	No significant relationship.
6	To maintain and enhance biodiversity.	++	Core Policy 9 provides strong support for this sustainability objective. It will protect biodiversity within South Bucks, including in the Chilterns AONB and in Burnham Beeches, a Special Area of Conservation.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	++	Core Policy 9 provides strong support for this sustainability objective. It will have a major positive impact on conserving and enhancing landscapes, including the Chilterns AONB, and improving the rural / urban fringe in the Colne Valley Park.  The policy should also help to protect historic landscapes.
8	To conserve and enhance the historic environment.	++	This policy will ensure that the historic landscapes, including archaeological sites and ancient woodlands, are strongly protected and enhanced.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	+	This policy will not have a significant impact on sustainable building practices or renewable energy, although natural resources such as woodlands and fields help to absorb carbon, hence helping to mitigate against climate change.
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No significant relationship.

Sustainability Objective		Core Policy 9 - Natural Environment	
		Rating	Justification for Assessment and any Mitigation Measures
11	To conserve soil resources and quality.	+?	Through protecting and enhancing landscapes and biodiversity, soil resources should also be conserved.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	0	No significant relationship. Strong protection of landscapes and biodiversity may support other Core Strategy policies, in helping to focus future development on previously developed land, within existing settlements.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	0	No significant relationship.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	+	This policy should help to reduce air and water pollution levels near Burnham Beeches (by restricting the amount of development nearby). It also supports initiatives in the Colne Valley Park, which will include the restoration of damaged land in the urban-rural fringe.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	+?	The high quality environment in South Bucks is a locational factor for some businesses. Core Policy 9 therefore indirectly supports the economic objective of encouraging economic growth and competitiveness.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	0	No significant relationship, although there is synergy between this sustainability objective, and conservation and enhancement of the natural environment.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	0	No significant relationship.

**Summary**

Core Policy 9 is not likely to have significant positive or negative social impacts, although it should help improve accessibility to recreational facilities.

Core Policy 9 will have a significant positive effect on the environmental objectives, in particular those relating to biodiversity, landscapes and the historic environment. Particular protection is afforded to the Chilterns AONB and Burnham Beeches SAC. There should also be improvements to the rural / urban fringe in the Colne Valley Park. Whilst Core Policy 9 will not have a significant impact on sustainable building practices or renewable energy, it seeks to conserve the natural environment (including woodlands) which help to absorb carbon, hence helping to mitigate against climate change.

The high quality environment in South Bucks is a locational factor for some businesses. Core Policy 9 therefore indirectly supports the economic objective of encouraging economic growth and competitiveness.

## Core Policy 10 - Employment

### Policy Development

The Core Strategy Emerging Approach Document (March 2009) set out the Council’s emerging view on maintaining local economic prosperity. It sought to encourage a greater proportion of residents to live and work locally, for example by providing more affordable housing, attracting and retaining businesses that require the skills of local residents and making better use of existing employment sites. It also sought to maintain a broad balance between resident workers and local jobs by protecting employment sites unless unsuitable for any form of employment use. No new employment sites were proposed (although some new employment floorspace would be delivered on the Strategic Sites). In the longer term, it was suggested that one or two Green Belt sites might need to be identified to meet future employment needs. Support was given to home-working, “incubator” units for new small firms and rural diversification schemes.

The Proposed Submission Core Strategy (March 2010) includes a policy on Employment (Core Policy 10). This seeks to retain existing employment land and premises in employment uses unless there are exceptional circumstances, such as there being no prospect of the site being reused for employment purposes, or there is a significant imbalance between job opportunities and the size of the resident workforce. The policy seeks to accommodate new employment development in the District and Local Centres, on Opportunity Sites and through the intensification of existing employment sites. A greater emphasis is given to the improved provision of ICT infrastructure, for example high speed broadband.

Sustainability Objective		Core Policy 10 - Employment	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	0	Core Policy 10 seeks to retain employment land and premises in employment use. Whilst this removes a potential source of housing land supply, the evidence base (including the Strategic Housing Land Availability Assessment) demonstrates that the District is able to meet (and indeed, exceed) the South East Plan requirement of 1,880 units in the period 2006-26.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	0	No significant relationship.  Core Policy 10 supports home working, providing there is no adverse impact on residential amenity.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	++	This Policy seeks to retain employment land and premises in employment use - helping to maintain a range of employment opportunities on sites across the District. The policy states that new employment uses will be accommodated in District and Local Centres, on Opportunity Sites and through the intensification of existing employment sites, where there is good access by a variety of transport modes.  People are increasingly accessing services via the internet. Core Policy 10 seeks to enable improvements in ICT infrastructure (in particular, broadband).
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	++	The accommodation of new employment opportunities in District and Local Centres will mean that workers may be able to use sustainable forms of transport to travel to work, although this clearly depends on factors such as where they live. Core Policies 14-16 (dealing with the Opportunity Sites) all encourage the provision of sustainable forms of transport. The encouragement of home working should help reduce carbon emissions.  The intensification of existing employment sites is only promoted where there is good access by a variety of transport modes.

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Sustainability Objective		Core Policy 10 - Employment	
		Rating	Justification for Assessment and any Mitigation Measures
5	To provide for sustainable levels of water use, supply and management.	0	No significant relationship.  Core Policy 13 seeks that all development (including commercial development) is water efficient and incorporates Sustainable Drainage Systems where possible.
6	To maintain and enhance biodiversity.	0	No significant relationship.  The Core Policies for the Opportunity Sites seek a net gain in biodiversity resources.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	?	Impacts of this policy are uncertain. The redevelopment of the Opportunity Sites could provide scope for localised environmental improvements. However, the intensification of employment uses in the built up areas and through the intensification of existing sites could have a negative impact on landscape and townscape character.
8	To conserve and enhance the historic environment.	0	No significant relationship.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	+?	A broad balance between the size and skills of the resident workforce and the number and type of local job opportunities will hopefully result in a reduction in commuting levels - with a positive impact on carbon emissions.  Core Policy 12 requires that all developments of 1,000m <sup>2</sup> or more non-residential floorspace should secure at least 10% of their energy from sustainable sources, unless not viable or feasible. Core Policy 13 will ensure that new development incorporates sustainable building practices.
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No significant relationship, although Core Policy 13 will promote best practice in sustainable design and construction.
11	To conserve soil resources and quality.	0	No significant relationship.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	+	This policy encourages the retention and intensification of existing employment sites, where there is good access by a variety of transport modes. This will improve the efficiency of land use. It also encourages new employment within existing District and Local Centres, which will probably involve the redevelopment of previously developed land.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	0	No significant relationship.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	+	More home working and the delivery of appropriate rural diversification schemes will help reduce the need to travel, and could have a positive impact on air quality. Core Policy 10 seeks to increase the presence of high value added, knowledge based businesses, which tend to be less polluting than more traditional manufacturing activities.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a	++	This policy seeks to support sustainable economic growth. It also aims to ensure that there is broad balance between the size and skills of the resident workforce, and the number and type of local job opportunities. Improved ICT infrastructure will improve the competitiveness

Sustainability Objective		Core Policy 10 - Employment	
		Rating	Justification for Assessment and any Mitigation Measures
	broad balance in the distribution and growth of housing population and employment.		of South Bucks as a location to do business.  The provision of managed workspace will support new business formation and development.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	++	The protection of existing employment land and premises will help to retain a range of employment accommodation for new and existing business - helping to encourage a diverse economy. Core Policy 10 also seeks to attract and retain high value and knowledge based businesses in South Bucks.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	++	Core Policy 10 seeks a closer correlation between the skills of the resident workforce and local job opportunities, by seeking to increase the presence of high value and knowledge based businesses.

**Summary**

Core Policy 10 should help to improve accessibility to services (including remote access) by accommodating new employment uses in areas where there is good access by a variety of transport modes, and by enabling improvements in ICT infrastructure (in particular, broadband).

There are some positive impacts on the environmental objectives. A better balance between the size and skills of the local workforce, and the number and type of local job opportunities, will hopefully help reduce commuting levels. Together with the encouragement given to home working - the net effect should be lower carbon emissions. In addition, the more intensive use of appropriate employment sites will improve the efficiency of land use.

Core Policy 10 will have a significant positive effect on the economic objectives. The protection of existing employment land and premises will help to retain a range of employment accommodation for new and existing business - helping to encourage a diverse economy.

## Core Policy 11 - Healthy and Viable Town and Village Centres

### Policy Development

The Core Strategy Emerging Approach Document (March 2009) stated that proposals for new town centre uses should maintain and preferably enhance the vitality and viability of District and Local Centres. It added that new retail provision would be supported in accordance with the Retail Hierarchy and evidence of retail need, in particular in the three District Centres, with a limited increase in retail provision in the Local Centres (including at Denham Green, which was been promoted in the Retail Hierarchy). The regeneration of Burnham and Iver Village was encouraged and redevelopment of the Bishop Centre supported, so long as this did not adversely impact on nearby centres.

The Proposed Submission Core Strategy (March 2010) takes a very similar approach on these issues. The evidence base has been updated, and Core Policy 11 now includes indicative retail floorspace requirements for Beaconsfield, Gerrards Cross, the Bishop Centre and elsewhere. One change from the earlier document is that the regeneration of Burnham is no longer mentioned, as it is considered that this objective has now been achieved. The policy also now refers to the need to protect neighbourhood centres.

Sustainability Objective		Core Policy 11 - Healthy and Viable Town and Village Centres	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	0	No significant relationship, although by encouraging office uses in town centres, this may reduce the number of flats over shops.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	0	No significant relationship.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	++	This policy focuses most new retail, office and other town centre uses in the District and Local Centres, which should improve accessibility to services and facilities.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	+	Core Policy 11 focuses most new retail, office and other town centre uses in the larger centres, which have better accessibility by sustainable forms of transport. This should help reduce carbon emissions and reduce other negative impacts on the environment.
5	To provide for sustainable levels of water use, supply and management.	0	No significant relationship.
6	To maintain and enhance biodiversity.	0	No significant relationship.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	+	The regeneration of Iver Village centre should help to enhance townscape character.
8	To conserve and enhance the historic environment.	0	No significant relationship.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	0	No significant relationship, although Core Policy 12 requires that all developments of 1,000m <sup>2</sup> or more non-residential floorspace should secure at least 10% of their energy from sustainable sources, unless not viable or feasible.
10	To minimise waste and then re-use or recover it through recycling,	0	No significant relationship.

Sustainability Objective		Core Policy 11 - Healthy and Viable Town and Village Centres	
		Rating	Justification for Assessment and any Mitigation Measures
	composting or energy recovery.		
11	To conserve soil resources and quality.	0	No significant relationship, although the policy does not propose any new retail uses on greenfield land. .
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	+	This policy provides for new retail and other town centre uses within existing District and Local Centres, which should have a positive impact on land use efficiency.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	0	No significant relationship.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	0	No significant relationship.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	+	Core Policy 11 seeks to enhance the vitality and viability of District and Local Centres in South Bucks. It should help to ensure that the centres remain competitive, retaining retail expenditure within the District.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	+	This policy should help to encourage a diverse economy by supporting new retail provision and other town centre uses (including offices) in sustainable locations, including comparison floorspace later in the plan period.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	0	No significant relationship.

**Summary**

Core Policy 11 focuses most new retail, office and other town centre uses in the larger centres, which should improve accessibility to services and facilities.

The policy is expected to have a positive impact on the environment, for example, by focusing town centre uses in locations that are accessible by sustainable forms of transport and through the regeneration of Iver Village centre.

Core Policy 11 seeks to enhance the vitality and viability of District and Local Centres in South Bucks. It should therefore support the economic objectives - ensuring that the centres remain competitive, retaining retail expenditure within the District.

## Core Policy 12 - Sustainable Energy

### Policy Development

The Core Strategy Emerging Approach Document (March 2009) set out the Council's emerging view that there should be a combination of several approaches, including requiring that all new developments of 10 dwellings or 1,000 m<sup>2</sup> or more of non residential floorspace dwellings should secure 10% of their energy from sustainable sources (the 'Merton rule'); seeking small scale energy efficiencies in existing buildings and requiring that developers of large sites incorporate renewable, decentralised or low carbon energy into the scheme, unless this is not viable.

The Proposed Submission Core Strategy (March 2010) takes a very similar approach to the Emerging Approach document. It includes the 'Merton rule' requirement, requires developers of significant sites to incorporate sustainable energy technologies into their schemes, encourages homeowners to improve the energy efficiencies of their properties and encourages renewable and low carbon energy infrastructure, including stand alone facilities. A recent study produced by the Council concluded that there is sufficient scope to retrofit existing dwellings with energy efficiencies as part of planning applications for extensions and conversions (excluding permitted development).

Core Policy 12 - Sustainable Energy			
Sustainability Objective		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	+	The policy should ensure that new dwellings (and many of those that are converted and extended) are energy efficient, which will lead to lower carbon emissions and lower energy costs.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	0	No significant relationship.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	0	No significant relationship.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	0	No significant relationship.
5	To provide for sustainable levels of water use, supply and management.	0	No significant relationship.

## South Bucks Proposed Submission Core Strategy - Sustainability Appraisal Report

Sustainability Objective		Core Policy 12 - Sustainable Energy	
		Rating	Justification for Assessment and any Mitigation Measures
6	To maintain and enhance biodiversity.	+?	No significant relationship, although Core Policy 12 will indirectly contribute towards the conservation of biodiversity through the reduction of carbon emissions / greenhouses gasses.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	?	Core Policy 12 will indirectly contribute towards the conservation of landscape through the reduction of carbon emissions / greenhouses gasses. However, stand alone energy infrastructure could potentially have a negative effect on landscape and townscape character if not sensitively designed.
8	To conserve and enhance the historic environment.	?	In the long term Core Policy 12 should contribute towards protection of the historic environment by reducing the acidity in the air. In the shorter term, energy infrastructure could potentially have a negative effect on the historic environment if not sensitively designed and located.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	++	Core Policy 12 will have a major positive effect on helping to tackle the causes of climate change by reducing energy consumption (in new and existing homes) and maximising the scope for renewable energy, for example on the Opportunity Sites.
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No significant relationship.
11	To conserve soil resources and quality.	+?	No direct relationship, although sustainable energy initiatives will, in the long term, reduce greenhouse gases in the atmosphere, which will reduce the acidity of rainwater, and hence help conserve soil resources.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	?	Impacts are uncertain. Most energy infrastructure should be capable of being located on previously developed land close to where people live, although some may need to be sited on greenfield land away from settlements.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	+	This policy will reduce carbon emissions, which should help minimise the risk of flooding in the very long term.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	?	This policy should reduce local reliance on fossil fuels, which are more polluting than energy infrastructure. However, some types of energy infrastructure, such as wind turbines, can generate significant levels of noise.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	+?	No significant relationship, although emerging 'green technologies' may result in benefits to the local economy in the longer term.
16	To encourage a diverse economy which is focused on high value	0	No significant relationship.

Sustainability Objective		Core Policy 12 - Sustainable Energy	
		Rating	Justification for Assessment and any Mitigation Measures
	added, lower impact activities.		
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	+?	No significant relationship, although emerging 'green technologies' may result in benefits to the local economy in the longer term.

**Summary**

The policy should contribute towards the social objective of providing residents with a decent home by ensuring that new (and converted/extended) dwellings are energy efficient.

The policy is expected to have a positive impact on the environment, for example by helping to tackle the causes of climate change, although some impacts are uncertain or indirect, and will depend on locational factors. Stand alone energy infrastructure could potentially have a negative effect on landscape/townscape character and the historic environment if it is not sensitively designed and located.

There is no significant relationship with economic objectives, although emerging 'green technologies' may benefit the local economy in the longer term.

## Core Policy 13 - Environmental and Resource Management

### Policy Development

The Core Strategy Emerging Approach Document (March 2009) stated that the Core Strategy should have an overarching policy on pollution, water and waste. This sought to address pollution and contamination in accordance with national guidance, with the Council working with landowners to identify contaminated land that requires remediation. It also committed the Council to working closely with other local authorities to minimise environmental impacts from Heathrow expansion and sought that developments should have adequate capacity for water, sewerage and waste recycling. The Emerging Approach document dealt with flood risk separately. This stated that a risk based approach should be taken to allocating sites and permitting development, in line with national guidance, including at Mill Lane Taplow.

The Core Strategy Emerging Approach Document covers all of these issues in one Core Policy. This seeks to protect and enhance water and air quality and encourages the remediation of contaminated land. Following comments from Natural England, more emphasis has been given to protection of Burnham Beeches. The policy also now includes a bullet point on sustainable design and water efficiency, the latter issue being strengthened with residential water efficiency targets, following comments from the Environment Agency.

Sustainability Objective		Core Policy 13 -Environmental and Resource Management	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a	+	This Core Policy will direct new development away from existing sources of noise and air pollution. Vulnerable development would be steered away from areas at risk of flooding where possible, in accordance with PPS25. It would also result in sustainably designed

## South Bucks Proposed Submission Core Strategy - Sustainability Appraisal Report

Sustainability Objective		Core Policy 13 -Environmental and Resource Management	
		Rating	Justification for Assessment and any Mitigation Measures
	decent home.		dwelling, with resulting lower costs for householders.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	0	No significant relationship.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	0	No significant relationship.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	0	No significant relationship.
5	To provide for sustainable levels of water use, supply and management.	++	This policy seeks the protection and enhancement of water quality and water efficiency, with Sustainable Drainage Systems where feasible. The reduction of water use in the home will contribute towards reducing the 'water stress' of the area.
6	To maintain and enhance biodiversity.	++	The policy provides for contaminated land remediation, which may bring land into positive management for nature conservation. It also seeks to protect the integrity of Burnham Beeches, through improvements in air and water quality.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	+?	New development would be steered away from sources of noise and air pollution, which may have a marginal positive benefit on townscape character.
8	To conserve and enhance the historic environment.	?	No significant relationship, although the sustainable management of the District's environmental resources should have an indirect long term positive impact on the District's historic character. However, there may be some tension between sustainable design and conservation of the historic environment, for example in conservation areas.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	++	The policy seeks to ensure the prudent and sustainable management of the District's environmental resources, including the promotion of sustainable building practices. The reduction of air pollution is likely to have a positive impact on reductions of carbon greenhouse gas emissions.
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	++	The policy promotes best practice in sustainable design and construction. Although the policy does not mention waste specifically, it is clear from the supporting text that this includes the promotion of recycling and composting facilities in new dwellings (as specified in the Code for Sustainable Homes), as well as Site Waste Management Plans for large sites.

Sustainability Objective		Core Policy 13 -Environmental and Resource Management	
		Rating	Justification for Assessment and any Mitigation Measures
11	To conserve soil resources and quality.	+	Bringing contaminated land back into beneficial use will help increase land resources / and or productivity and at the same time, is likely to increase the ecological quality of the area.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	+	Developing remediated contaminated land will (depending on its location) help reduce the dependence on greenfield areas.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	+	Vulnerable development would be steered away from areas at risk of flooding where possible, in accordance with PPS 25. The promotion of SuDs will help mitigate localised surface water flooding. Much of the Mill Lane Opportunity Site includes areas that are subject to a high or medium risk of flooding. Mitigation is provided by steering vulnerable development to the lowest risk parts of the site (see Core Policy 15).
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	++	The policy seeks to reduce air and water pollution, as well as contaminated land. It also seeks to minimise aircraft noise arising from the expected expansion of Heathrow airport, although this is outside of the District.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	0	No significant relationship, although emerging 'green technologies' may result in benefits to the local economy in the longer term.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	0	No direct relationship
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	0	No significant relationship, although emerging 'green technologies' may result in benefits to the local economy in the longer term.

**Summary**

Core Policy 13 would indirectly assist the social objective of providing residents with a decent home, by directing new development away from existing sources of noise and air pollution, and away from areas at risk of flooding.

The policy should have a strong positive impact on the environment, for example by helping to tackle and mitigate against climate change, promoting water quality and efficiency, conserving and enhancing biodiversity and minimising waste. Much of the Mill Lane site is subject to flood risk, although this is mitigated by steering vulnerable development to the lowest risk parts of the site.

There is no significant relationship with the economic objectives, although emerging 'green technologies' may have benefits to the local economy in the longer term.

## Core Policy 14 - Wilton Park (Opportunity Site)

### Policy Development

The Core Strategy Emerging Approach Document (March 2009) set out the Council’s emerging view that Wilton Park (along with two other sites) should be a Strategic Site. It had been identified in previous Core Strategy drafts as an ‘Area of Potential Change’. The emerging view was that following its release by the Ministry of Defence (MoD), Wilton Park should be developed for a mixed use scheme, with at least 300 dwellings and some employment uses, along with other environmental improvements. These included a new access into the site from the Pyebush roundabout, demolition of the tower block and possibly a footpath to Seer Green railway station.

The Proposed Submission Core Strategy (March 2010) retains Wilton Park but reclassifies it, and the other two sites, as ‘Opportunity Sites’. This is because they are no longer central to the delivery of the Spatial Strategy (due to the improved housing land supply position) and there is some uncertainty about when they will come forward for redevelopment. The policy is based on more detailed evidence, including from a ‘Development Economics Analysis of the Opportunity Sites’. Core Policy 14 provides a more detailed policy framework for redevelopment of Wilton Park, and confirms that the whole site will be identified as a Major Developed Site in the Green Belt.

Sustainability Objective		Core Policy 14 - Wilton Park (Opportunity Site)	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	++	Wilton Park has the potential to accommodate new housing and could make a significant contribution towards meeting the need for more affordable housing. Indeed, Wilton Park could deliver at least 120 new affordable housing units (on the basis of 40% of 300 units being affordable, in line with Core Policy 3).  The land will need to accommodate a mix of housing types.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	++	The Council will encourage new development that has been designed so as to minimise criminal activity and support development proposals aimed specifically at improving community safety, so that it accords with Secured by Design principles.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	+	Wilton Park is 660m from the Local Centre of Beaconsfield Old Town, although it is not adjacent to the built-up area. The District Centre of Beaconsfield New Town is within reasonable cycling distance.  Access to the strategic road network is very good (via the M40). Core Policy 14 states that developers should explore options for a new footpath route through adjoining woods to Seer Green station. It also seeks retention of the existing recreational facilities, with qualitative improvements as necessary, to address the existing shortage of public open space in Beaconsfield.  The busy A355 severs this development location from the facilities and services available in Beaconsfield Old Town and New Town. Appropriate road crossing facilities would provide some mitigation.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	++	The western part of Wilton Park is within Accessibility Infrastructure mapping Level 9 (see Infrastructure and Accessibility Study, 2006). The eastern part of this development location, which is further away from Beaconsfield, is less accessible.  Beaconsfield has good rail links with other areas. Served by Chiltern Railways there are three trains per hour to High Wycombe and London. The policy seeks mitigation of transport impacts through high quality walking, cycling and public transport routes, with links to

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Sustainability Objective		Core Policy 14 - Wilton Park (Opportunity Site)	
		Rating	Justification for Assessment and any Mitigation Measures
			Beaconsfield new Town being particularly important.
5	To provide for sustainable levels of water use, supply and management.	-?	<p>Wilton Park is in an area which the Environment Agency has indicated is already over extracted. Thames Water has advised that any significant new development in the Beaconsfield area would be likely to require additional waste water infrastructure, as the site has no on-site public sewer.</p> <p>Core Policy 13 seeks to mitigate any adverse impacts. It promotes water efficiency measures in all development, and requires new housing to achieve a minimum water efficiency target of 105 litres per person per day.</p>
6	To maintain and enhance biodiversity.	++	<p>Wilton Park is unlikely to have an adverse impact on any site designated for its ecological importance. Furthermore, there are no records of protected habitat or species on the site.</p> <p>The Core Policy states that proposals must deliver a net gain in biodiversity resources, and ensure that open space areas are integrated with the surrounding countryside. It adds that development at Wilton Park must not have a detrimental impact on Burnham Beeches.</p>
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	+	<p>Wilton Park is more than 400m from the AONB and not within an Area of Attractive Landscape. It is relatively well screened from public views from the south and west. As the site is to be designated as a MDS, development should not add to the impact on the openness of the Green Belt.</p> <p>The comprehensive redevelopment of Wilton Park would provide scope for localised environmental improvements (for example, through removal of the tower block). In addition, the new housing development that could be accommodated at Wilton Park could help to relieve the pressure for further high density development within existing settlements in South Bucks - helping to conserve townscape character.</p>
8	To conserve and enhance the historic environment.	-?	Wilton Park is within 350m of a Scheduled Ancient Monument (SAM) - although on site mitigation is unlikely to be required. Further consideration will need to be given to its impact on the historic environment in the subsequent Development Brief.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	++	<p>The Core Policy for Wilton Park requires developers to incorporate renewable, decentralised or low carbon energy technologies into any scheme, such as Combined Heat and Power (unless not viable or feasible). This should ensure that at least 10% of the energy needs for the development at secured from these sources, in line with Core Policy 12.</p> <p>Core Policy 13 will ensure that the development incorporates sustainable building practices.</p>
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No direct relationship, although Core Policy 13 will promote best practice in sustainable design and construction.
11	To conserve soil resources and quality.	+?	Wilton Park is predominately Grade 3 agricultural land. There are a few potential contamination sources identified. Further investigations will be required in the Development Brief.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	++	A substantive part of Wilton Park comprises previously developed land. The site is to remain in the Green Belt and this will limit the amount of development that can occur, although there is some flexibility to move uses around within the MDS boundary.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	++	Wilton Park lies within Flood Zone 1. Therefore, there is a low probability of flooding. Also, Core Policy 13 seeks that all development incorporates Sustainable Drainage Systems.

Sustainability Objective		Core Policy 14 - Wilton Park (Opportunity Site)	
		Rating	Justification for Assessment and any Mitigation Measures
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	++	Wilton Park is not within 500m of an Air Quality Management Area. The policy requires developers to investigate and remediate any contaminated land on the site.  Furthermore, Wilton Park is within reasonable walking or cycling distance of the facilities and services (including public transport services) available in Beaconsfield. This should help to encourage the use of sustainable modes of transport (including cycling and walking).
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	+	Core Policy 14 proposes some employment development within the existing developed area, although the precise amount is not defined. This new employment development, alongside the new housing development, would afford the opportunity for people to live and work locally. The total number of jobs would be determined by the scale and type of employment development.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	++	Wilton Park would be suitable for high value added, lower impact employment development. There is a highly skilled local workforce and excellent access onto the strategic road network.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	++	The new affordable housing to be provided on Wilton Park would provide accommodation for local key workers.

**Summary**

The redevelopment of Wilton Park, when released by the MoD, could make a significant contribution towards meeting the need for more affordable housing. The Council will encourage new development that has been designed to improve community safety and minimise criminal activity.

The comprehensive redevelopment of Wilton Park would provide scope for localised environmental improvements. Wilton Park is reasonably accessible to Beaconsfield, and the policy seeks to encourage the use of sustainable and integrated methods of transport. Proposals would need to deliver a net gain in biodiversity, and ensure that open space areas are integrated with the surrounding countryside. The site is in an area of water stress, but this will be mitigated through demanding water efficiency measures. Criteria in Core Policy 14 will help ensure that the risk of pollution and flooding are minimised.

Core Policy 14 supports the economic objectives. Wilton Park would be suitable for high value added and lower impact employment development. The new affordable housing to be provided will provide accommodation for local key workers.

## Core Policy 15 - Mill Lane (Opportunity Site)

### Policy Development

Mill Lane comprises 22 hectares of land in the Green Belt at Taplow, next to the River Thames. The Core Strategy Emerging Approach Document (March 2009) set out the Council's emerging view that a comprehensive approach should be taken to the regeneration of the Strategic Site, with a mix of employment, housing, hotel, open space

and recreational uses being appropriate. It added that development must be of a high quality and enhance the character of the area. The scope to provide an additional pedestrian crossing of the Thames should be explored. Due to flood risk concerns, development should be guided to the areas at lowest risk of flooding, with employment development in Flood Zones 2 or 3a.

The Proposed Submission Core Strategy (March 2010) retains Mill Lane but reclassifies it, and the other two sites, as 'Opportunity Sites'. This is because they are no longer central to the delivery of the Spatial Strategy (due to the improved housing land supply position) and there is some uncertainty about when they will come forward for redevelopment. The policy is based on more detailed evidence, including from a 'Development Economics Analysis of the Opportunity Sites'. Core Policy 15 provides more detailed criteria on the principles of development at Mill Lane. It clarifies that the whole site will be identified as a Major Developed Site in the Green Belt, and gives more emphasis to the need for a conservation-led approach to redevelopment. It takes a firmer line on the provision of a new pedestrian crossing over the River Thames, as there is evidence that this should be viable. The flood risk section has been amended to take account of the 'Sequential Test and Exceptions Test for the Mill Lane Site', and further comments from the Environment Agency.

Sustainability Objective		Core Policy 15 - Mill Lane (Opportunity Site)	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	++	Mill Lane has the potential to accommodate new housing and would make a contribution towards meeting the need for more affordable housing.  The land will need to accommodate a mix of housing types.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	++	The Council will encourage new development that has been designed so as to minimise criminal activity and support development proposals aimed specifically at improving community safety, so that it accords with Secured by Design principles.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	+	Mill Lane is 280m from Taplow (small village) and 1km from Maidenhead Town Centre (outside of South Bucks District). It lies between the built-up areas of Maidenhead and Taplow. Mill Lane is well placed in respect of the strategic road network, although the northern part of the site in particular, is relatively isolated from key facilities and services and public transport provision. The development will need to ensure that there is an acceptable means of access into the site.  The policy for Mill Lane supports provision of new recreational uses on the site, and improved public access to the River Thames. The Thames would restrict direct access to Maidenhead Town Centre, although the policy states that an additional pedestrian crossing of the River Thames (in the vicinity of Boulters Lock) should be provided, unless this is not feasible or viable.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	+	The majority of this development location is within Accessibility Infrastructure mapping Level 8 or 7 (see Infrastructure and Accessibility Study, 2006). Access on foot to the facilities and services available in Maidenhead Town Centre is relatively poor, although there is a bus stop on the southern boundary of the Opportunity Site, providing good access to the public transport services that operate along the A4. Taplow rail station is located approximately 1.6km by road from the site, whilst Maidenhead rail station is located at a distance of approximately 2.5km from the site.
5	To provide for sustainable levels of water use, supply and	+	This development location is not in an area which the Environment Agency has indicated is over licensed or over extracted. Core Policy 13 seeks that all development achieves water efficiency targets of 105 litres per person per day and incorporates Sustainable Drainage

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Sustainability Objective		Core Policy 15 - Mill Lane (Opportunity Site)	
		Rating	Justification for Assessment and any Mitigation Measures
	management.		Systems.
6	To maintain and enhance biodiversity.	+	The Mill Lane Opportunity Site lies almost adjacent to South Lodge Pit SSSI, but there are no records of protected habitat or species on the site. The Core Policy states that proposals must deliver a net gain in biodiversity resources, and avoid unacceptable impacts on the SSSI.
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	+	The Mill Lane Opportunity Site lies adjacent to an Area of Attractive Landscape.  The policy for Mill Lane requires that any redevelopment takes a conservation-led approach and preserves and where possible enhances the character and appearance of the riverside setting. Furthermore, development proposals should seek to retain the largely open character of the Mill Lane area, and result in no greater impact on the openness of the Green Belt.
8	To conserve and enhance the historic environment.	+	The site sits in an important historic landscape with considerable heritage value and archaeological potential. Overlooked by Taplow Court and the Scheduled Ancient Monument of Taplow Mound, much of the site is included in the Taplow Riverside Conservation Area and is adjacent to the Maidenhead Riverside CA. There are several Registered Parks and Gardens nearby. The most significant building is the Grade II listed Glen Island House.  A fundamental element of the policy is that any development must take a conservation-led approach and be sympathetic to the historic nature of the site. Maidenhead Bridge and Glen Island House must be protected, conserved and, where possible, enhanced. However, due to viability concerns, it may not be possible to bring all of the former 'Gentlemen's residences' back into residential use.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	+?	The policy for Mill Lane requires developers to incorporate renewable, decentralised or low carbon energy technologies into any scheme (unless not viable). This should ensure that at least 10% of the energy needs are secured from these sources, in accordance with Core Policy 12.  Core Policy 13 will ensure that the development incorporates sustainable building practices.
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No direct relationship, although Core Policy 13 will promote best practice in sustainable design and construction.
11	To conserve soil resources and quality.	0?	The Mill Lane site is part non-agricultural and part Grade 3 agricultural land. There are a few potential sources of contamination which will require further investigation in the Development Brief or when a planning application is submitted.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	++	A significant part of the Mill Lane site comprises previously developed land.  The site is to remain in the Green Belt and this will limit the amount of development that can occur, although there is some flexibility to move uses around within the MDS boundary.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	-?	Much of the Mill Lane site is affected by risk of flooding. The Council has carried out a Strategic Flood Risk Assessment and undertaken the Sequential and Exceptions test in line with PPS25. This demonstrates that the regeneration benefits out-weigh flood risk issues, as redevelopment of the site is needed to maintain the sustainability of the local community and to resolve existing planning problems. The Mill Lane area is environmentally sensitive (with significant scope for enhancement), has significant historic value and could be a valuable

Sustainability Objective		Core Policy 15 - Mill Lane (Opportunity Site)	
		Rating	Justification for Assessment and any Mitigation Measures
			recreational resource for South Bucks and surrounding areas. In mitigation, development should therefore be guided towards the lowest flood risk areas within the site, with only water compatible development in Flood Zone 3b, and all other development in Zone 2 (except for part of the Skindles site).
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	+	This development location is not within 500m of an Air Quality Management Area - although it is sensitively located adjacent to the River Thames and Jubilee River. There are potential contamination issues associated with the former Paper Mill use and Gas holder.  Development proposals must ensure that development minimizes the risk of groundwater pollution through mitigating the effects of historic contamination.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	++	The policy for Mill Lane proposes some commercial development, including some B1 offices, a café/restaurant and a marina/boatyard, ensuring that there is no net loss of employment (based upon the former range of activities on this opportunity site).  This new employment development, alongside the new housing development, would afford the opportunity for people to live and work locally.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	++	Mill Lane would be suitable for some high value added, lower impact employment development, for example B1 offices.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	++	The new affordable housing to be provided on the Mill Lane Opportunity Site would support local key workers.

**Summary**

The redevelopment of Mill Lane could make a contribution towards meeting the need for more affordable housing. The Council will encourage new development that has been designed to improve community safety and minimise criminal activity. The policy supports provision of new recreational uses on the site, and improved public access to the River Thames.

The comprehensive redevelopment of Mill Lane would have a positive effect on the local environment on this sensitive site, next to the Thames, and provide scope for localised environmental improvements. It would bring a largely derelict site back into productive use and make good use of previously developed land.

Mill Lane would be suitable for high value added, lower impact employment development and afford the opportunity for people to live and work locally. The new affordable housing to be provided will provide accommodation for local key workers.

## Core Policy 16 - South of Iver (Opportunity Area)

### Policy Development

The Core Strategy Emerging Approach Document (March 2009) set out the Council’s emerging view that redevelopment of the Court Lane site for B1 business uses would be most appropriate, subject to implications for the Green Belt and further work on viability, in order to reduce the number of HGVs in the Iver area. Court Lane was therefore identified in the document as a Strategic Site. It added that development proposals would need to take account of the impact on the Green Belt, the Colne Valley Park and contamination issues.

The Proposed Submission Core Strategy (March 2010) takes a different approach. Court Lane is now part of a wider ‘South of Iver Opportunity Area’, although the overall objective, which is to reduce HGV movements, remains valid. The shift in approach aims to remove an over reliance on the Court Lane Site – providing other options for reducing the number of HGV movements through Iver Village and Richings Park. The policy is based on more detailed evidence, including from a ‘Development Economics Analysis of the Opportunity Sites’. It seeks to support appropriate employment generating uses on the three employment estates within the Opportunity Area, especially those uses that would reduce HGV movements. Court Lane itself is designated as a Major Developed Site in the Green Belt, and detailed criteria are given to guide its redevelopment. Precise uses are not given, although it is made clear that residential development would be inappropriate on the Court Lane site.

Sustainability Objective		Core Policy 16 - South of Iver (Opportunity Area)	
		Rating	Justification for Assessment and any Mitigation Measures
<b>Social Objectives</b>			
1	To provide residents of South Bucks with the opportunity to live in a decent home.	0	The Court Lane site, and other estates in the Opportunity Area, are considered unsuitable for residential development. Court Lane is isolated from key facilities, including local buses and does not adjoin any settlements. It is situated on the far side of the M25 motorway, partly within the designated Air Quality Management Area where there would be motorway noise, poor air quality and possible contamination issues to assess. Its sole vehicular access is via an uninviting road under the motorway and beyond a major water treatment works.
2	To reduce anti-social activity, including crime and the fear of crime, through the creation of safer places to live and work.	+	The Council will encourage new employment development that has been designed so as to minimise criminal activity and improves community safety.
3	To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, and recreation and other community facilities and services.	+	This Opportunity Area is located to the south of Iver Village. Court Lane is 720m from the Village and it is not adjacent to the built-up area. The M25 and Grand Union Canal restrict access from this development location to the facilities and services available in the Local Centre of Iver.  Core Policy 16 requires that development at Court Lane results in improved access to Iver High Street and Iver station, as well as improved access to the open space and water areas in the Colne Valley Park.
<b>Environmental Objectives</b>			
4	To encourage the use of sustainable and integrated methods of transport to reduce negative effects on the environment.	+?	The vast majority of the South of Iver Opportunity Area is within Accessibility Infrastructure mapping Level 8 (see Infrastructure and Accessibility Study 2006) where 10 is ‘most accessible’.  Iver has good rail links with other areas. Served by First Great Western there are two trains per hour to Reading and London. Proposals

## South Bucks Proposed Submission Core Strategy - Sustainability Appraisal Report

Sustainability Objective		Core Policy 16 - South of Iver (Opportunity Area)	
		Rating	Justification for Assessment and any Mitigation Measures
			for significant new development on Thorney Business Park could help to reduce HGV movements through use of the rail and canal access, or provision of a new access road.
5	To provide for sustainable levels of water use, supply and management.	+?	Court Lane is in an area which the Environment Agency has indicated is over licensed for extraction, but is not actually over extracted at present. However, Core Policy 13 seeks that all development is water efficient and incorporates Sustainable Drainage Systems where possible.
6	To maintain and enhance biodiversity.	+	<p>Redevelopment of the Court Lane site is unlikely to have an adverse impact on any site designated for its ecological importance. Furthermore, there are no records of protected habitat or species on the site.</p> <p>The policy requires that schemes on Court Lane provide for habitat improvements and improved access to the Colne Valley Park.</p>
7	To conserve and enhance the landscape and townscape character of South Bucks and in particular, those areas of designated importance.	+	<p>No part of the Opportunity Area is covered by the AONB or an Area of Attractive Landscape. It does however lie within the Colne Valley Park, and any future development proposals would need to contribute to the aims of the Park, in maintaining and enhancing the landscape and waterscape character (Core Policy 9).</p> <p>The redevelopment of Court Lane and the other estates for appropriate employment uses should lead to a significant reduction in HGV movements through Iver village, improving the ambience.</p>
8	To conserve and enhance the historic environment.	+	There is one Listed Building within the Court Lane site. The policy states that the Listed Building would need to be retained, and the setting improved.
9	To reduce contributions to climate change through: a) Reducing energy consumption, b) Sustainable building practices c) Maximising the potential for renewable energy.	+	<p>The policy requires developers to incorporate renewable, decentralised or low carbon energy technologies into any scheme (unless not viable). This should ensure that at least 10% of the energy needs for the development at secured from these sources, in line with Core Policy 12.</p> <p>Core Policy 13 will ensure that the development incorporates sustainable building practices.</p>
10	To minimise waste and then re-use or recover it through recycling, composting or energy recovery.	0	No direct relationship.
11	To conserve soil resources and quality.	+	The Court Lane site is largely developed. The policy requires that land contamination and odour and air quality issues are addressed.
12	To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).	+	A substantive part of the Court Lane estate and the other industrial estates covered by this policy comprises previously developed land. Green Belt land is protected.
13	To minimise the risk of flooding in relation to both new and existing development including existing infrastructure.	0	Almost all of the South of Iver Opportunity Area (including all three of the industrial estates) lie within Flood Zone 1, with a small area of land to the east being within Flood Zones 2-3b. Therefore, there is a low probability of flooding.
14	To reduce pollution of the air, water and soil, and also combat sources of noise and light pollution.	+	<p>The Court Lane estate lies adjacent to an Air Quality Management Area. It also lies adjacent to a water treatment works and the M25. The policy requires that land contamination and odour and air quality issues are addressed on this site.</p> <p>More positively, redevelopment of the Court Lane and the other estates for appropriate employment uses would help to reduce the</p>

Sustainability Objective		Core Policy 16 - South of Iver (Opportunity Area)	
		Rating	Justification for Assessment and any Mitigation Measures
			number of HGV movements through Iver and Richings Park, in turn helping to reduce air and noise pollution in Iver village centre.
<b>Economic Objectives</b>			
15	To encourage economic growth and competitiveness, whilst achieving a broad balance in the distribution and growth of housing population and employment.	+	The policy for the South of Iver Opportunity Area proposes appropriate employment uses on the three named estates. The new jobs created would support this SA objective, but the majority of new housing development would be in other parts of the District, with limited new housing planned for the Iver area.
16	To encourage a diverse economy which is focused on high value added, lower impact activities.	++?	Redevelopment of the Court Lane site would see replacement of more traditional manufacturing and open storage uses, with higher value added, lower impact activities. Incremental redevelopment on the Ridgeway Estate could see a gradual shift in the uses on this site, from more traditional manufacturing and storage uses, to office based employment and other high value added, low impact activities.
17	To develop and maintain a skilled workforce to support long-term competitiveness of the District.	0	No direct relationship.

**Summary**

Core Policy 16 requires that development at Court Lane results in improved access to Iver High Street and Iver station, as well as improved access to the open space and water areas in the Colne Valley Park.

The redevelopment of Court Lane and the other estates would have a positive effect on the local environment, for example by addressing contamination issues, providing for habitat improvements and improving access to the Colne Valley Park. It will make good use of previously developed land and help to reduce HGV movements through Iver Village and Richings Park.

Core Policy proposes appropriate employment uses on the three named estates. The new jobs created would support the economic objectives, but the majority of new housing development would be in other parts of the District, with limited new housing planned for the Iver area. Redevelopment of the Court Lane site would see replacement of more traditional manufacturing and open storage uses, with higher value added, lower impact activities.

### Core Policy 17 - Other Significant Development Proposals

The Core Strategy Emerging Approach document (March 2009) promoted the preparation of Development Briefs, as a means of implementing LDF policies.

Core Policy 17 in the Proposed Submission Core Strategy (March 2010) clarifies the circumstances in which Development Briefs will be required. It also confirms that in subsequent Development Plan Documents, further consideration might be given to the identification of additional Major Developed Sites in the Green Belt.

Summary

This Policy could not be subject to effective Sustainability Appraisal.

The social, environmental and economic effects of any proposed development (on a significant site) will need to be considered through the preparation of the Development Brief. Equally, in the future, the Council will need to consider the significant social, environmental and economic effects of designating any additional Major Developed Sites.



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