

Appendix A – Table 10 – Sustainability Appraisal Matrices Nettlebed Village Sites

The sites within Nettlebed Village which have been subject to the Sustainability Appraisal process are:

NET 1, NET 2, NET 3, NET 4 and NET 5

Key

✓✓	✓	x x	x	0	?
Major positive	Minor positive	Major negative	Minor negative	Neutral effect	Uncertain effect

Table 9 – Nettlebed Village

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
1 To help to provide existing and future residents with the opportunity to live in a decent home and in a decent environment supported by appropriate levels of infrastructure	✓	x	✓	✓	✓
	NET 1 is a greenfield site within the Chilterns AONB. Site is considered suitable in principle and is available. Therefore positive effects are identified in terms of providing housing, Mitigation: A full detailed landscape and visual impact assessment will be required to	NET 2 is a greenfield site of 06ha within the Chilterns AONB. The topography of site may make it impractical for housing. Site is considered not suitable in principle and its availability is currently unknown. Therefore negative effects have been identified. Mitigation: Consider alternative sites for housing.	NET 3 is a green field site of 1.3ha on the western edge of Nettlebed, within the Chilterns AONB. Site is considered suitable in principle but availability is currently unknown. At a nominal density of 25 dph, 15 dwellings might be accommodated. Therefore positive effects are identified	NET 4 is a greenfield site of 1.9 ha within the Chilterns AONB. Site is considered suitable in principle and is available. Therefore positive effects are identified in terms of providing housing Mitigation: A full detailed landscape and visual impact assessment will be required to	NET 5 is a part green field / part brownfield site in the grounds of Joyce Grove (Sue Ryder home) lies within the Chilterns AONB. The hospice building is still in use, until alternative accommodation is found and will then become available. The Buildings could be suitable for sympathetic

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
	inform the final capacity of the site. Provide affordable housing where required.	Provide affordable housing where required.	in terms of providing housing Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form. Provide affordable housing where required.	inform the final capacity of the site. Provide affordable housing where required.	conversion if site becomes available. Therefore positive effects are identified in terms of providing housing Mitigation: Any potential development should be required to submit a detailed assessment of the historic value of the park and the ancillary buildings. Provide affordable housing where required.
2 To help to create safe places for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime.	✓	✓	✓	✓	✓
	20 new homes is unlikely to provide opportunities to contribute to the existing infrastructure significantly, however new development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Therefore positive effects are identified. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.				
3 To improve accessibility for everyone to health, education, recreation, cultural, and community	✓	✓	✓	✓	✓
	In 2011, Nettlebed village had a population of about 727. The village has a good range of services, including a doctor's surgery, and a primary school. The village offers a number of services with the ability to act as a local centre. There is a community hall/ village hall and allotments, within walking distance from the site. There are several secondary schools approx. 5 miles away from the site. Bus services are hourly. Further housing offers the opportunity to support and enhance the existing village; however growth pressure on existing services in places where housing is already allocated may occur. Therefore positive effects are identified.				

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5	
facilities and services.	Site is located on the edge of the village and therefore access to existing facilities may not be suitable.	Site is located on the edge of the village and therefore access to existing facilities may not be suitable.	Site is located on the edge of the village and therefore access to existing facilities may not be suitable.	Site is located on the edge of the village and therefore access to existing facilities may not be suitable.	. Site is located in the grounds of former Joyce Grove, existing footpaths link to the village.	
	<p>Mitigation: Site is located on the edge of the village and it is essential that good urban design principles are implemented to create good access to the village and integrate new housing development. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxfordshire County Council to ensure school facilities are provided locally.</p>					
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	✓	x	✓	x	✓	✓
	<p>The site is located on the edge of the village, easy walking distance to allotments and other village facilities.</p> <p>As a larger village, there are a good range of existing facilities including a village hall, a pub/restaurant, parks and allotments within walking distance of the site which all contribute to the health and</p>	<p>The site is located on the edge of the village, easy walking distance to allotments and other village facilities; however the topography of site makes it impractical for housing. Therefore overall negative effects have been identified without mitigation measures.</p> <p>Mitigation: Ensure good urban design principles are implemented to create</p>	<p>The site is located on the edge of the village, easy walking distance to allotments and other village facilities. There is a footpath to the village. Therefore positive effects are identified.</p> <p>As a larger village, there are a good range of existing facilities including a village hall, a pub/restaurant, parks and allotments within</p>	<p>The site is located on the edge of the village, easy walking distance to allotments and other village facilities. Therefore positive effects are identified</p> <p>As a larger village, there are a good range of existing facilities including a village hall, a pub/restaurant, parks and allotments within walking distance of the site which all</p>	<p>The proposed site/building is located in the grounds of former Joyce Grove parkland estate, with good links to the village. Therefore positive effects are identified</p> <p>As a larger village, there are a good range of existing facilities including a village hall, parks and allotments within walking distance of</p>	

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
	<p>well-being of the local community. . Therefore positive effects are identified.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access and integration with to Nettlebed Village. Ensure improvements to service provision commensurate with any increases in population.</p>	<p>good access and integration with to Nettlebed village. Ensure improvements to service provision commensurate with any increases in population.</p>	<p>walking distance of the site which all contribute to the health and well-being of the local community..</p> <p>Site is adjacent to well-used petrol filling station that could create noise for new homes built adjacent to it. Therefore negative effects have been identified.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access and integration with to Nettlebed village.. Ensure improvements to service provision commensurate with any increases in population. Mitigate potential noise from petrol filling station, for example</p>	<p>contribute to the health and well-being of the local community. Therefore positive effects are identified</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access and integration with to Nettlebed village. Ensure improvements to service provision commensurate with any increases in population.</p>	<p>the site which all contribute to the health and well-being of the local community. Therefore positive effects are identified</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access and integration with to Nettlebed village. Ensure improvements to service provision commensurate with any increases in population.</p>

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			vegetation/trees could provide natural screening.		
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	x	x	x	x	✓
	<p>Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase.</p> <p>The increase in population may reduce tranquillity overall for all residents. There is likely to be an increase in car borne traffic locally. Negative effects may occur without mitigation.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts.</p>	<p>Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase.</p> <p>The increase in population may reduce tranquillity overall for all residents. There is likely to be an increase in car borne traffic locally. Negative effects may occur without mitigation.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The increase in population may reduce tranquillity overall for all residents. There is likely to be an increase in car borne traffic locally.</p> <p>Negative effects may occur without mitigation.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts.</p>	<p>Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. There is likely to be an increase in car borne traffic locally.</p> <p>The increase in population may reduce tranquillity overall for all residents. Negative effects may occur without mitigation.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts.</p>	<p>The site is part green field / part brownfield in the grounds of Joyce Grove (Sue Ryder home), The hospice building is vacant; therefore this may be suitable for conversion to residential buildings. No removal of greenfield land is required. Therefore positive effects are identified.</p> <p>There is likely to be an increase in car borne traffic locally. In the short term noise pollution may increase during the construction phase. Negative effects may occur without mitigation.</p> <p>Mitigation:</p>

SA Objectives	NET 1		NET 2		NET 3		NET 4		NET 5	
	Encourage the use of permeable surfaces and SUDS.				Encourage the use of permeable surfaces and SUDS.		Encourage the use of permeable surfaces and SUDS.		Ensure phasing of development occurs to reduce noise impacts.	
6 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.	✓	x	✓	x	✓	x	✓	x	✓	x
	<p>The site enjoys good travel connections to Oxford and Reading along the A4074.</p> <p>The village has no train station; nearest train station is Henley-on-Thames approx. 5 miles away, buses run hourly. Buses run hourly to Reading, Oxford. Every half an hour to Wallingford.</p> <p>Bus stops are 5 minutes from the site.</p> <p>The village has a doctor's surgery and a primary school.</p> <p>There are secondary schools within a 5 mile radius. Bus services are hourly.</p>		<p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. Therefore potential negative effects are identified without mitigation.</p> <p>The village has no train station; nearest train station is Henley-on-Thames approx. 5 miles away. Buses run hourly to main towns.</p> <p>The village has a doctor's surgery and a primary school, Therefore positive effects are identified, however access to the</p>		<p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. Therefore potential negative effects are identified without mitigation.</p> <p>The village has no train station; nearest train station is Henley-on-Thames approx. 5 miles away. Buses run hourly to main towns.</p> <p>The village has a doctor's surgery and a primary school, Therefore positive</p>		<p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. Therefore potential negative effects are identified without mitigation.</p> <p>The village has no train station; nearest train station is Henley-on-Thames approx. 5 miles away. Buses run hourly to main towns.</p> <p>The village has a doctor's surgery and a primary school, Therefore positive</p>		<p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. Therefore potential negative effects are identified without mitigation.</p> <p>The village has no train station; nearest train station is Henley-on-Thames approx. 5 miles away. Buses run hourly to main towns.</p> <p>The village has a doctor's surgery and a primary school, Therefore positive</p>	

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	<p>Cycling would take approx. 30 minutes.</p> <p>The primary school is 3 minutes' walk away from the site,</p> <p>The doctor's surgery is 10 minutes' walk away from the site.</p> <p>Therefore positive effects are identified.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Therefore</p> <p>Mitigation: Carry out a Transport Assessment and ensure the results inform the decision</p>	<p>village needs improving to prevent potential negative effects.</p> <p>Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process. Resolve access issues with the junction. Ensure good urban design principles are implemented to create good access to Nettlebed Village, specifically.</p> <p>Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p>	<p>effects are identified, however access to the village needs improving to prevent potential negative effects.</p> <p>Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process. Resolve access issues with the junction. Ensure good urban design principles are implemented to create good access to Nettlebed Village, specifically.</p> <p>Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p>	<p>effects are identified, however access to the village needs improving to prevent potential negative effects.</p> <p>Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process. Resolve access issues with the junction. Ensure good urban design principles are implemented to create good access to Nettlebed Village, specifically.</p> <p>Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p>	<p>effects are identified, however access to the village needs improving to prevent potential negative effects.</p> <p>Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process. Resolve access issues with the junction. Ensure good urban design principles are implemented to create good access to Nettlebed Village, specifically.</p> <p>Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p>

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	<p>making process. Resolve access issues with the junction. Ensure good urban design principles are implemented to create good access to Nettlebed Village, specifically. Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p>				
7 To conserve and enhance biodiversity	<p>? x</p> <p>Ecological constraints within the site boundary are unknown, the site is bordered by mature trees and is located within close proximity to the following designated sites: Priest Hill SSSI. Temporary exposures here have revealed Pleistocene</p>	<p>? x</p> <p>Ecological constraints unknown but site bordered by mature trees. Potential negative effects are identified. Nettlebed is located close to a Conservation Target Area; however the development of 20 houses is unlikely to</p>	<p>? x</p> <p>Individual mature trees on site. Dense mature belts along the southern and western boundary and along the A4130. Nettlebed is located close to a Conservation Target Area; however the development of 20</p>	<p>? x</p> <p>Ecological constraints unknown. Potential negative effects are identified. Nettlebed is located close to a Conservation Target Area; however the development of 20 houses is unlikely to provide significant</p>	<p>? x</p> <p>The open part of the site is a combination of parkland and designed gardens. There is a Local Wildlife Site in the northern part of site. Potential negative effects are identified.</p>

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	<p>organic silts of great importance. Potential negative effects are identified.</p> <p>Nettlebed is located close to a Conservation Target Area; however the development of 20 houses is unlikely to provide significant funding for biodiversity enhancement.</p> <p>A number of uncertain effects are identified, the habitats regulation assessment and the BAP phase 1 survey should resolve any uncertainties.</p>	<p>provide significant funding for biodiversity enhancement.</p> <p>A number of uncertain effects are identified, the habitats regulation assessment and the BAP phase 1 survey should resolve any uncertainties.</p>	<p>houses is unlikely to provide significant funding for biodiversity enhancement. A number of uncertain effects are identified, the habitats regulation assessment and the BAP phase 1 survey should resolve any uncertainties.</p>	<p>funding for biodiversity enhancement.</p> <p>A number of uncertain effects are identified, the habitats regulation assessment and the BAP phase 1 survey should resolve any uncertainties.</p>	<p>Nettlebed is located close to a Conservation Target Area; however the development of 20 houses is unlikely to provide significant funding for biodiversity enhancement. A number of uncertain effects are identified, the habitats regulation assessment and the BAP phase 1 survey should resolve any uncertainties.</p>
	<p>The following European Sites need to be considered when identifying areas for additional housing development. Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC</p> <p>Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's.</p>				
	<p>Mitigation:</p>				

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
	Carry out a BAP phase 1 survey.				
	Ensure the Habitats Regulation Assessment is undertaken to identify appropriate areas for additional housing. Ensure the protection of the Parkland, Designated Gardens and Local Wildlife Site				
8 To improve efficiency in land use and to conserve and enhance the district's open spaces and countryside in particular, those areas designated for their landscape importance, minerals, biodiversity and soil quality.	xx	xx	x	xx	✓ x
	<p>The site is within the Chilterns AONB and on the edge of Nettlebed village. Therefore potential significant negative effects are identified.</p> <p>Mitigation: The LCA states: There is potential for harm to landscape setting of Nettlebed and AONB as a result of settlement expansion into wider landscape.</p>	<p>The site is within the Chilterns AONB and on the edge of Nettlebed village; the topography of site makes it impractical for housing. Therefore potential significant negative effects are identified.</p> <p>Mitigation: Site highly constrained by landscape features. Impact on Priest's Hill landscape and approach into Nettlebed</p>	<p>The site lies within the AONB and within an area which contains many of the special qualities of the AONB, in particular the woodland beech cover, scattered villages with brick and flint houses, common land (Nettlebed Common) and parkland (Joyce Grove/Sue Ryder home. Therefore without mitigation negative effects may occur.</p> <p>Mitigation: The LCA states: There may be some potential for housing although limited by some important landscape and visual constraints including the impact on the</p>	<p>The site is within the Chilterns AONB and on the edge of Nettlebed village. The site would be highly visible in views and in the approach to the village from the west. Therefore potential significant negative effects are identified.</p> <p>Mitigation: The LCA states: there is Potential for harm to landscape setting of Nettlebed and AONB as a result of settlement expansion into wider landscape.</p>	<p>The site is part green field / part brownfield in the grounds of Joyce Grove (Sue Ryder home). The use of brownfield land is more efficient that the use of green field land therefore positive effects are identified.</p> <p>The hospice is a grade 2 listed building. Any significant development within the grounds could harm the setting of the listed building and be inappropriate. Therefore without mitigation negative effects may occur.</p> <p>Removal of greenfield land may not be required if the existing buildings</p>

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
			Conservation Area and AONB.		were converted into new homes. There is a Local Wildlife Site in the northern part of site. Mitigation: The LCA states: May be some potential for housing although limited by some important landscape and visual constraints including the impact on the Conservation Area, wooded landscape and AONB.
9 To conserve and enhance the district's historic environment including archaeological resources and to ensure that new development is of a high quality design and reinforces local distinctiveness.	xx	xx	x	xx	x
	The site is within the Chilterns AONB and on the edge of Nettlebed village Conservation Area. Therefore potential significant negative effects are identified. Mitigation: The LCA states: There is potential for harm to landscape setting of Nettlebed	The site is within the Chilterns AONB and on the edge of Nettlebed village; the topography of site makes it impractical for housing. Therefore potential significant negative effects are identified. Mitigation: Site highly constrained by landscape features. Impact on Priest's Hill	Site is located adjacent to Nettlebed Conservation Area and the listed building, and the importance of the tree cover and pasture transition landscape as a key feature of the AONB. Therefore potential negative effects are identified.	The site is within the Chilterns AONB and on the edge of Nettlebed village and close to the historic core. Therefore potential significant negative effects are identified. Mitigation: The LCA states: There is potential for harm to landscape setting of Nettlebed	Site is within the Chilterns AONB, the hospice is a Grade II listed building within the setting of Nettlebed Conservation Area. Therefore potential negative effects are identified. Mitigation: With regard to the historic environment:

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
	<p>and AONB as a result of settlement expansion into wider landscape. With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p>	<p>landscape and approach into Nettlebed With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p>	<p>Mitigation: It is considered important that the built form of Nettlebed does not extend any further south than the southern point of the housing at Nettlebed within the Conservation Area (excluding farm buildings). It is equally important that a substantial Green Infrastructure link and landscape buffer is created between the open landscape of the AONB and the village edge. The preferred access is from adjacent to the petrol station off the A4130 subject to retention of the tree cover along the A4130. A large scale hard junction would not be appropriate and harm the landscape setting to both the Nettlebed</p>	<p>and AONB as a result of settlement expansion into wider landscape. With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation. Consultation response from English Heritage: NET4 is also adjacent to the Conservation Area at its eastern end. Should this site be taken forward at some point in time, the development should respect the setting of the Area.</p>	<p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p> <p>The Grade 2 listed building should be protected and if converted to residential use; historic building guidelines should be followed.</p> <p>The LCA suggests there may be potential to develop the site provided that any proposed scheme did not result in any harm to the AONB, the integrity or significance of the parkland, or the Grade II listed building.</p>

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
			<p>Conservation Area, the approach to Nettlebed and character of the Chilterns. NET 3. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form. Consultation response from English Heritage: NET3 is adjacent to the Nettlebed Conservation Area at its eastern end. Any development at this end of the site should respect the setting of the Conservation Area and this should be reflected in any policy setting design requirements for the development of this site</p>		<p>Any potential development should be required to submit a detailed assessment of the historic value of the park and the ancillary building. Consultation response from English Heritage: NET5 includes the grade II listed Sue Ryder Home. Should this site be taken forward at some point in time, the development should retain and respect the setting of this heritage asset.</p>

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
			With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.		
10 To seek to address the causes and effects of climate change by: a) securing sustainable building practices which conserve energy, water resources and materials; b) protecting, enhancing and improving our water supply where possible c) maximizing the proportion of energy generated from renewable sources; and d) ensuring that the design and location of new development	✓	✓	✓	✓	✓
					The conversion of an existing building may reduce resource use.
<p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented. Therefore positive effects are identified.</p> <p>Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Include SuDS in all designs. Promote sustainable building practices which conserve energy, water resources and materials Continue to work with Thames water to ensure water and sewage capacity is maintained.</p>					

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
is resilient to the effects of climate change.					
11 To reduce the risk of, and damage from, flooding.	✓	✓	✓	✓	✓
					Site is not within a floodplain, unlikely that removal of greenfield land will be required.
	Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience.				
	Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.				
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	x	x	x	x	✓
	The development of new housing, will lead to construction and demolition waste being produced. Therefore potential negative effects are identified.				
	Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice.				The conversion of an existing building may reduce resource use and lead to less waste from construction and demolition waste. Therefore positive effects are identified.

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
					<p>Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice.</p>
<p>13 To assist in the development of: a) high and stable levels of employment and facilitating inward investment; b) a strong, innovative and knowledge-based economy that deliver high-value-added, sustainable, low-impact activities; c) small firms, particularly those that maintain and enhance the rural</p>	✓	✓	✓	✓	✓
	<p>Additional housing will increase the population and maintain and enhance the rural economy. Therefore positive effects are identified.</p> <p>Mitigation: Encourage local work force and on the job skill training through-out the development of new housing. Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.</p>				

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
economy; and d) thriving economies in market towns and villages					
14 To support the development of Science Vale as an internationally recognised innovation and enterprise zone by: a) attracting new high value businesses; b) supporting innovation and enterprise; c) delivering new jobs; d) supporting and accelerating the delivery of new homes; and e) developing and improving infrastructure across the Science Vale area.	0	0	0	0	0
	No direct impact				

