

Pyrton Neighbourhood Plan 2018 - 2033

Sustainability Appraisal Report

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1. Non-technical summary

1.1. Introduction

1. Pyrton Parish Council has prepared a Neighbourhood Plan (NP) to set out a vision for how the parish would like to develop sustainably in the future. A sustainability appraisal (SA) has been carried out for the NP, which also meets the requirements of a strategic environmental assessment (SEA). A SA report has been prepared to document the findings of the appraisal, which has been carried out in line with guidance from the Department for Communities and Local Government. Its key findings are presented in this non-technical summary.
2. Pyrton is an ancient parish located around 12 miles south-east of Oxford, 13.5 miles north of Reading and immediately to the north-west of Watlington, from which it is separated by a stretch of agricultural land. The overarching vision for the future of Pyrton, which the NP will be used to deliver, is to secure a sustainable future for the parish that will conserve for future generations the features of Pyrton valued by today's residents, and enhance its environment and facilities for the benefit of them and for all who visit and appreciate the particular qualities of Pyrton. In the light of this, the following key aims have been identified for the NP:
 - a. To conserve the quality and character of the built and natural environment, conserving Pyrton's historic character and assets;
 - b. To manage sensitively any redevelopment or re-use of the former Ministry of Defence (MoD) site at the junction of the unnamed road leading to Pyrton with the Shirburn Road (B4009);
 - c. To deliver limited housing growth, commensurate with the size and character of the parish, offering an appropriate contribution to wider district housing requirements, including the need for affordable housing;
 - d. To establish parish design principles to ensure the quality of future development;
 - e. To confirm planning policy for Pyrton charity lands and land to the north of Watlington (PYR2);
 - f. To set out measures to enhance existing services and infrastructure, within the remit of land use and planning, and to safeguard Pyrton from adverse levels of increased through traffic.

1.2. The Sustainability Appraisal

1.2.1. Background

1. South Oxfordshire District Council (SODC) produced SA reports for its adopted Core Strategy in March 2011, its Local Plan 2032 Preferred Options in June 2016, its Local Plan 2033 Preferred Options 2 in March 2017, and its Local Plan 2033 Final Publication Version in October 2017. Relevant information and objectives from these reports have been used to inform the Pyrton Neighbourhood Plan (PNP) SA. Consultation with parish residents as part of the preparation of the plan was also used to inform the SA process, particularly in relation to the collection of baseline data and the identification of sustainability issues in the parish.

1.2.2. *Setting the context and objectives, establishing the existing situation and deciding on the scope*

1. An analysis of the PNP's relationship with other relevant plans, programmes and sustainability objectives was carried out. The most relevant documents to the PNP were considered to be the saved policies of the South Oxfordshire Local Plan 2011 (January 2006), South Oxfordshire Core Strategy (2012), South Oxfordshire Local Plan 2033 Final Publication Version (October 2017), the South Oxfordshire Sustainable Community Strategy 2009-2026, the South Oxfordshire Green Infrastructure Strategy (2011) and the Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019. The Oxfordshire Historic Landscape Characterisation Project report is also relevant. Key points arising from the review are that the Neighbourhood Plan should aim to:
 - a. Support the character, vitality, and distinct identity of the parish;
 - b. Enhance and manage the quality of the built, historic and natural environment, including protecting the setting of the Chilterns Area of Outstanding Natural Beauty (AONB);
 - c. Provide for high quality, sustainable housing development that respects the scale of existing settlements within the parish and caters for residents' needs;
 - d. Ensure all new development is well designed, respects local character and fosters a sense of community and safety;
 - e. Improve the quality of, and access to, public open and green spaces and support facilities that keep the community strong;
 - f. Ensure new development is built to the highest viable standards in terms of water and energy efficiency, waste management and sustainable construction measures;
 - g. Ensure new development is accompanied by the necessary access and transport infrastructure and encourage adequate provision for parking;
 - h. Encourage investment in technologies to enable remote access to services.

2. Information on the area likely to be affected significantly by the PNP was gathered during the plan's preparation from a wide range of sources. The key features of the area are shown on figure 2 of the main SA report, but can be summarised as follows:
 - a. The south-east of the parish is within the Chilterns AONB. The whole parish falls in the AONB's setting and is therefore highly valued;
 - b. There are two nationally designated sites of special scientific interest in the parish and two areas of ancient woodland. There are no internationally designated nature conservation sites in the parish and the nearest is the Aston Rowant Special Area of Conservation, around 1.4 km north of the parish's south-eastern end;
 - c. The parish contains a grade II registered park and garden (Shirburn Castle), the grade II* Pyrton Manor, two conservation areas (Pyrton and Shirburn), and around 20 listed buildings, structures and monume There is also a conservation area in Watlington to the south. There are no scheduled monuments within, or close to, the parish. Areas of archaeological interest in the parish include the medieval hamlets of Clare, Golder and Standhill, a prehistoric round barrow at Mount Tree, Home Farm, a late Iron Age cremation burial at Pyrton Heath, and a Saxon burial place at Christmas Common;
 - d. Most of the parish is within flood zone 1, although small areas in the centre are within zones 2 and 3. Surface water flooding issues have been reported on the

- parish's roads during heavy rain. Groundwater flooding has also been recorded and the emergence of springs has led to flooding of local roads;
- e. There are no A-roads or motorways in the parish, but the B4009, which runs through the south of the parish and links Watlington to the M40, is particularly well used. The Oxfordshire Way and Icknield Way national trails run through the south of the parish. Footpath/ cycleway provision along roads in the parish is limited;
 - f. Air quality in the parish is good, but an air quality management area has been declared along the B4009 in the centre of Watlington for the traffic-related pollutant nitrogen dioxide;
 - g. There are few local services and facilities in the parish, although the Church of St Mary and Pyrton Village Hall are highly valued. Most of the local services and facilities are provided in Watlington.
3. The key sustainability issues identified during the collection of baseline information and the early stages of the NP preparation, including consultation with local residents and scoping the SA, were as follows:
- a. Poor mobile phone signals and broadband provision, although faster broadband is now being delivered in the parish;
 - b. Surface water drainage and flood risk;
 - c. Lack of footpaths/cycleways;
 - d. Level of traffic on local roads, particularly HGVs, and problems with speeding;
 - e. Issues caused by on-road parking;
 - f. Air quality in the parish is generally good, but the Watlington air quality management area is around 0.5 km to the south of the parish along the B4009;
 - g. Lack of connection to mains wastewater sewerage;
 - h. Protection of the Chilterns AONB and its setting;
 - i. Conservation and enhancement of the parish's biodiversity;
 - j. Conservation and enhancement of the parish's historic environment.
4. A set of SA objectives was devised to provide a tool for the assessment of the PNP's economic, social and environmental impacts. The SA objectives are based on those used by SODC, but have been adapted to reflect the issues of particular importance in Pyrton parish, with objectives not relevant to the parish excluded. The full objectives are set out in table 3 of the main SA report.

1.2.3. Developing and refining options and appraising the effects of the Neighbourhood Plan

5. The compatibility of the separate NP with sustainability objectives was tested to determine the extent to which the plan objectives accord with sustainability principles and to highlight areas where this could be improved. Several areas of compatibility were found, particularly with regard to the objectives of creating parish design principles, managing sensitively any redevelopment or re-use of the former MoD site (PYR1) and confirming planning policy for the Pyrton charity lands. Few conflicts were found, and these mainly related to the need to provide a level of new housing in the parish. The full appraisal of the objectives is shown in table 5 of the main SA Report.
6. Seven potential site options for housing development, the locations of which are shown on figure 3 of the main SA report, were examined against the SA objectives. PYR1 is a 1.9 hectare partly brownfield site next to Watlington Recreation Ground and cricket club.

The ex-USAF site (Christmas Common mast) is a 1.7 hectare brownfield site next to Christmas Common. PYR2 is a 14.1 hectare greenfield site next to Watlington Recreation Ground and cricket club and Icknield Community College. The field opposite Pyrton Village Hall is a 0.4 hectare greenfield site next to Knightsbridge Lane in Pyrton village. The land between Old Vicarage Cottage and The Lodge House is a 0.3 hectare greenfield site next to Pyrton Lane in Pyrton village. New Farm is a 0.1 hectare brownfield site next to Knightsbridge Lane in Pyrton village. Poppett's Hill Farm is a 1.1 hectare brownfield site around 4 km north west of Pyrton village.

7. The full assessment of the site options is shown in table 7 of the main SA Report. PYR1 was chosen as the preferred option for allocation for housing development because its partially brownfield nature meant that it was considered to be suitable for housing development. In addition to this site, the land between Old Vicarage Cottage and The Lodge House and New Farm sites were identified as preferred options for a limited amount of development within the core village of Pyrton. Both those sites have since been covered by SODC planning consents for residential development.
8. The ex-USAF site was not considered suitable for housing development because of its isolated rural nature and location within the AONB. The field opposite Pyrton Village Hall was ruled out because the parish considered that, as a greenfield site within the Pyrton Conservation Area, it should remain a local green space to help conserve the rural, open nature of the core village. The Poppett's Hill Farm site was not considered suitable for housing development because of its isolated rural nature and distance from the main settlement. PYR2 was not considered suitable for housing development, because it is a greenfield site with a strong rural character that functions as 'a local gap' between Watlington and Pyrton, safeguarding the settings of Pyrton Manor and Shirburn Castle, and lies within the setting of the AONB and several designated heritage assets.
9. The prediction and evaluation of the potential effects of the NP was carried out using the SA objectives and a five-point assessment scale (from major positive to major negative) developed by SODC in its SAs. The assessment took account of the likelihood, scale, duration and timing of the effects, as well as the potential for cumulative effects with the Watlington NP and the council's strategic allocation of 3,000 dwellings, 5 ha of employment land, five plots for travelling showpeople and supporting services and facilities at the former Chalgrove Airfield. The 'do nothing' alternative of not preparing the NP was also assessed. The full assessment is shown in table 7 of the main SA Report.
10. The following positive effects have been predicted in relation to the SA objectives:
 - a. Provision of housing, infrastructure and a decent living environment to the parish's residents;
 - b. Improved accessibility to facilities and services, including green space;
 - c. Potential for improvements to community health and well-being, including through improved access to facilities and housing;
 - d. Potential for reduced pollution through improved drainage, increased sustainable travel and minimising traffic on the B4009;
 - e. Protection and enhancement of biodiversity through the protection of green spaces;
 - f. Efficient use of land and resources by allocating brownfield sites for development;

- g. Protection of the Chilterns AONB and the wider countryside, including through the requirement for high quality design and retention of the local gap between Pyrton and Watlington;
 - h. Protection and enhancement of the parish's open space through the protection of local green spaces;
 - i. Protection of heritage assets, including through the requirement for development to be in keeping with existing dwellings, be of high quality design, and have regard to setting;
 - j. Potential for improved climate change resilience through improved drainage and ensuring that flood risk is not increased by new development;
 - k. Requirement for new development to avoid increases in flood risk and potential for reduced flood risk through improved drainage.
11. The following negative effects have been predicted in relation to the SA objectives:
- a. Increased housing could increase demand for community facilities and services;
 - b. Potential for development to lead to pollution during and post-construction;
 - c. Potential for development to lead to negative effects on biodiversity through habitat loss and disturbance of protected species;
 - d. Potential for inefficient use of land through the development of detached and semi-detached dwellings, requirement for large plot sizes with space between the plots and allocation of a greenfield site for development;
 - e. Potential for development to adversely affect views from the AONB;
 - f. Potential for development to adversely affect the settings of Pyrton and Shirburn Conservation Areas, Pyrton Manor and Shirburn Castle registered park and garden;
 - g. Loss of a brownfield site that could be used for employment.
12. A range of potential cumulative effects were identified with the Watlington NP, most of which would be positive. However, the final effects depend on the precise policies included within that NP, which has yet to be examined. The potential for cumulative effects with the Chalgrove Airfield allocation is more limited, given its distance from Pyrton village and the fact that such a large strategic housing allocation is likely to lead to a wider range of potential negative effects than the PNP. However, some potential positive cumulative effects are predicted in relation to the provision of housing and community facilities.
13. The 'do nothing' option of not preparing the NP performed poorly against a number of the SA objectives, with major negative effects predicted in relation to the provision of housing, efficiency of land use, protection of open spaces, and community involvement in planning. The absence of the plan was not predicted to lead to any positive effects.

1.2.4. Mitigation and monitoring

1. A range of requirements that will reduce the potential negative effects has been incorporated into the NP (Table 1). The following measures have also been included in the plan to maximise the potential positive effects:
 - a. Requirement for CIL receipts from applicable development in the parish to be spent on appropriate projects agreed by the parish (policy C2);
 - b. Requirement for affordable housing to be provided in line with SODC's requirements at PYR1 (policy SA1).

2. Following the adoption of the PNP, its significant sustainability effects will be monitored by SODC under the wider monitoring framework identified by the council for monitoring the effects of the Core Strategy and Local Plan 2033. In addition, Pyrtton Parish Council will monitor the effectiveness of the NP's policies in planning decisions, which will assist in identifying whether the plan's effects are as predicted or whether changes are needed when the plan is reviewed.

Potential impact	Mitigation
Increased housing could increase demand for community facilities and services	Requirement in the plan for site-specific planning obligations to be sought in relation to development proposals (policy C2)
Potential for development to lead to pollution during and post-construction	Requirement in the plan for high quality construction (policy D1)
Potential for development to lead to negative effects on biodiversity through habitat loss and disturbance	Requirement in the plan for all development proposals to demonstrate that they will avoid the unnecessary loss of mature trees, hedgerows or other form of wildlife corridor, either as part of a landscape scheme and layout, or as part of the construction works of a development scheme, and that they have sought to include habitat restoration, re-creation and expansion; improved links between existing ecological sites; buffering of existing important ecological sites; new biodiversity features within the development; and management for long-term enhancement of biodiversity. (policy BNE2)
	Requirement in the plan for a design and access statement to accompany any application for development of PYR1, explaining how the development responds to on site and surrounding environmental constraints and demonstrating a prospective net gain in biodiversity (policy SA1)
Potential for development to adversely affect views from AONB	Requirement in the plan for sufficient protection to be provided for the AONB and its setting and for new development to be in keeping with the local landscape character (policy BNE2)
	Requirement in the plan for developments to have high quality and standards of design, demonstrating respect for the surrounding area (policy D1)
	Requirement in the plan for development to be in keeping with the scale and character of existing dwellings and for high quality construction (policy D1) and for infill development to be of small scale, in the local architectural style, and maintain space between plots (policy D2)
	Requirement in the plan for a design and access statement to accompany any application for development of PYR1, explaining how building scales, types, appearance and materials are appropriate for the environment and how the development responds to landscape constraints (policy SA1)
Potential for development to adversely affect settings of Pyrtton and Shirburn Conservation Areas, Pyrtton Manor, and Shirburn Castle registered park and garden	Requirement in the plan for proposed development to take account of designated heritage assets and their settings to ensure their significance is conserved and enhanced (policy BNE1)
	Requirement in the plan for developments to have high quality and standards of design, demonstrating respect for the surrounding area (policy D1)
	Requirement in the plan for development to be in keeping with the scale and character of existing dwellings and for high quality construction (policy D1) and for infill development to be of small scale, in the local architectural style, and maintain space between plots (policy D2)

	Requirement in the plan for a design and access statement to accompany any application for development of PYR1, explaining how building scales, types, appearance and materials are appropriate for the environment and how the development responds to surrounding heritage constraints (policy SA1)
Policies H2 (type of new homes), D1 (detailed design criteria) and D2 (infill design criteria) do not make the most efficient use of land	No mitigation is proposed as, given the allocation of brownfield land, the need for development to be in keeping with the existing character of Pyrton and to maintain the sense of openness is considered to outweigh the need to increase land use efficiency further
Development of PYR1 for housing uses a partly brownfield site that could otherwise potentially be used for employment	The site is previously developed land. It has not made a significant contribution to employment needs in recent years in view of long periods of vacancy, the poor quality of accommodation at the site, and temporary low quality usage. These suggest the site is not viable as a pure employment location.

Table 1

1.3. Conclusion

1. A sustainability appraisal of the PNP has been carried out, in line with government guidance, that also meets the requirements of the SEA Directive. The NP sets the framework for development in the parish, and as such a number of potential impacts, both positive and negative, have been identified. Measures have been included in the plan to address many of the negative impacts and maximise the positive impacts.

2. Introduction

2.1. Background

Pyrton Parish Council has prepared a Neighbourhood Development Plan (Neighbourhood Plan - NP) to set out a vision for how the parish would like to develop sustainably in the future. Pyrton is an ancient parish located around 12 miles south-east of Oxford, 13.5 miles north of Reading and immediately to the north west of Watlington, from which it is separated by a stretch of agricultural land. It is described as a 'strip parish' because of its long and narrow form and extends to approximately 1,327 ha, encompassing the village of Pyrton, the hamlets of Clare, Golder and Standhill and part of the hamlet of Christmas Common.

Where a NP is likely to have significant environmental effects, the plan must be subject to a strategic environmental assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (hereafter the SEA Regulations), which implement Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment' (hereafter the SEA Directive). South Oxfordshire District Council (SODC)'s screening opinion, dated September 2016, confirmed that SEA is required for the Pyrton Neighbourhood Plan (PNP). There is no legal requirement for a NP to be subject to sustainability appraisal (SA) under the Planning and Compulsory Purchase Act 2004. However, the parish council is required to demonstrate how its plan will contribute to achieving sustainable development and the Department for Communities and Local Government's (DCLG's) National Planning Practice Guidance (NPPG): Strategic environmental assessment and sustainability appraisal (updated 2015) states that a SA may be a useful approach for doing this. SEA and SA can be combined into a single appraisal process that meets the requirements of the SEA Regulations and widens their approach to include social and economic, as well as environmental, issues.

2.2. Methodology

1. This report has been prepared in accordance with the DCLG's NPPG and the former Office of the Deputy Prime Minister's (2005) A Practical Guide to the Strategic Environmental Assessment Directive. The stages of the SA process and their relationship to the requirements of the SEA Directive are summarised in table 2. This report represents stage C1 and documents the findings of stages A and B.
2. SODC produced SA reports for its adopted Core Strategy in March 2011, its Local Plan 2032 Preferred Options in June 2016 and its Local Plan 2033 Preferred Options in March 2017 and Final Publication Version in October 2017. Relevant information and objectives from these reports have been used to inform the PNP SA. Consultation with parish residents as part of the preparation of the NP was also used to inform the SA process, particularly in relation to the collection of baseline data and the identification of sustainability issues in the parish, and regard was also had to SODC's screening opinion and the scoping responses from the consultation bodies. No difficulties were experienced in compiling the information required for the SA process.

SA stage	SEA Directive requirement
A1: Identification of other relevant policies, plans and programmes, and sustainable development objectives	An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation (Annex I a and e)
A2: Collection of baseline data	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme. The environmental characteristics of areas likely to be affected (Annex I b and c)
A3: Identification of sustainability issues and problems	Any existing environmental problems that are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC (Annex I d)
A4: Development of a SA framework	--
A5: Consultation on the scope of the SA with the statutory consultees	The authorities designated by Member States shall be consulted when deciding on the scope and level of detail of the information that must be included in the environmental report (Article 5(4))
B1: Testing the plan objectives against the SA framework	--
B2: Developing the plan options	Identification, description and evaluation of likely significant effects on the environment of reasonable alternatives (Article 5(1)). An outline of the reasons for selecting the alternatives dealt with (Annex I h)
B3: Predicting the effects of the draft plan	The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (Article 5(1) and Annex I f)
B4: Evaluating the effects of the draft plan	
B5: Considering ways of mitigating adverse effects and maximising beneficial effects	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme (Annex I g)
B6: Proposing measures to monitor the significant effects of implementing the plan	A description of the measures envisaged concerning monitoring in accordance with Article 10 (Annex I i)
C1: Preparing the SA report	Preparation of an environmental report (Article 5(1))
D1: Public participation on	The draft plan or programme and the environmental report shall be made available to the designated authorities and the public (Article 6(1))

the SA report and the draft Neighbourhood Plan	
D2: Assessing significant changes	--
D3: Making decisions and providing information	A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report and the opinions expressed have been taken into account and the reasons for choosing the plan or programme as adopted, in the light of reasonable alternatives (Article 9(1b))
E1: Finalising aims and methods for monitoring	Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action (Article 10(1))
E2: Responding to adverse effects	

Table 2: The relationship between the SA process and the requirements of the SEA Directive

3. Pyrton Neighbourhood Plan

1. The Pyrton Neighbourhood Plan will extend over the same period as SODC's emerging Local Plan to 2033. The purpose of the PNP is to recognise the aspirations of Pyrton's parishioners, as expressed through a series of consultation exercises, most notably in the PNP questionnaire completed in the autumn of 2015, the housing needs survey carried out across the 2015/16 winter months, a second questionnaire in the summer of 2016, and consultation on the preferred options in winter 2016.
2. The overarching vision for the future of Pyrton, which the NP will be used to deliver, is to secure a sustainable future for the parish that will conserve for future generations the features of Pyrton valued by today's residents, and enhance its environment and facilities for the benefit of them and for all who visit and appreciate the particular qualities of Pyrton. In light of this, the following key aims and objectives have been identified for the PNP:
 - a. To conserve the quality and character of the built and natural environment, conserving Pyrton's historic character and assets:
 - i. Maintain the present 'local gap or green buffer' between Pyrton and Watlington so as to prevent coalescence;
 - ii. Ensure any development respects, complements and enhances the existing built and natural environment;
 - iii. Ensure any new development respects the parish's Conservation Area, listed buildings and other key assets and does not affect adversely the Watlington and Pyrton Hills Site of Special Scientific Interest (SSSI) or Chilterns Area of Outstanding Natural Beauty (AONB);
 - iv. Conserve key community assets.
 - b. To manage sensitively any redevelopment or re-use of the former MoD site (PYR1) at the junction of the unnamed road leading to Pyrton with the Shirburn Road (B4009):
 - i. Confirm the allocation of the site for housing and establish an appropriate number of houses, including affordable housing;

- ii. Ensure any redevelopment of the site accords with parish design principles;
 - iii. Ensure suitable, safe access is provided as part of any redevelopment of the site;
 - iv. Prevent overspill or any extension of development from this site onto PYR2.
- c. To deliver limited housing growth, having regard to the size and character of the parish, as a contribution to wider district need, and address any potential requirement for affordable housing;
 - i. Investigate the potential for market and affordable housing need within the parish;
 - ii. Deliver the required market and affordable housing as a contribution to fulfilling wider district housing need;
 - iii. Deliver an appropriate design of housing in line with parish design principles.
- d. To establish parish design principles to guide and maintain the quality of future development:
 - i. Ensure any new development is of a high quality and standard of design in line with parish design principles;
 - ii. Ensure any new development accords generally with local architectural design styles;
 - iii. Ensure any new development is appropriate and not at odds with the local area.
- e. To confirm planning policy for Pyrton charity lands and land to the north of Watlington (PYR2):
 - i. Identify suitable 'buffer use' for the charity land to the east of Pyrton Lane and agricultural land north of the Watlington Recreation Ground (PYR2), which represents an important local gap between Pyrton and Watlington;
 - ii. Ensure the charity land remains a key part of the parish and provides benefits to the whole community.
- f. To recognise the limitations of, and set out measures to improve, existing services and infrastructure, within the remit of land use and planning, and to safeguard Pyrton against adverse levels of through-traffic:
 - i. Determine which aspects of the existing services and infrastructure within the parish should be improved;
 - ii. Establish a planning policy seeking developer contribution that complies with the CIL regulations, to improve, sustain and enhance existing services and infrastructure.
 - iii. Include in the parish council action plan coordination with local authorities to ensure the core village is not subjected to high levels of through-traffic and that traffic does not endanger the safety of residents and visitors to the village.

3.1. Other relevant plans, programmes and environmental objectives

- 2. An analysis of the PNP's relationship with other relevant plans, programmes and objectives has been carried out in accordance with the requirements of the SEA

Regulations and associated guidance. The relevance of other documents to the NP was determined by the area potentially affected by the NP and the provision of objectives relating to sustainability and issues that may be affected by the plan. SODC has already reviewed a number of international, national, regional and local level plans, programmes and environmental objectives as part of the SA of the adopted South Oxfordshire Core Strategy (2012), so these are not re-examined here.

3. The most relevant local documents to the PNP are considered to be the saved policies of the South Oxfordshire Local Plan 2011 (January 2006), South Oxfordshire Core Strategy (2012), South Oxfordshire Local Plan 2033 (Final Publication Version, October 2017), the South Oxfordshire Sustainable Community Strategy 2009-2026, the South Oxfordshire Green Infrastructure Strategy (2011) and the Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019. The Oxfordshire Historic Landscape Characterisation Project report of July 2017 is also relevant. Key points arising from the review of these documents are that the PNP should aim to:
 - a. Support the character, vitality and distinct identity of the parish;
 - b. Enhance and manage the quality of the built, historic and natural environment, including protecting the setting of the Chilterns AONB;
 - c. Provide for high quality, sustainable housing development that respects the scale of existing settlements within the parish and helps to meet wider district housing needs;
 - d. Ensure all new development is well designed, respects local character and fosters a sense of community and safety;
 - e. Improve the quality of, and access to, public open and green spaces and support facilities that keep the community strong;
 - f. Ensure new development is built to the highest viable standards in terms of water and energy efficiency, waste management and sustainable construction measures;
 - g. Ensure new development is accompanied by the necessary access and transport infrastructure and encourage adequate provision for parking;
 - h. Encourage investment in technologies to enable remote access to services.

4.4. Baseline

1. Baseline data on the area likely to be significantly affected by the PNP have been collated during the plan's preparation from a wide range of sources. The key features of the area can be summarised as follows:
 - a. The south-east of the parish falls within the Chilterns AONB. This part of the parish is therefore very sensitive, although the whole parish falls within the setting of the AONB and is therefore also highly valued;
 - b. The parish falls within three landscape character areas identified in the South Oxfordshire Landscape Assessment (Atlantic Consultants, 2003). The north lies in character area 3: The Clay Vale, characterised by a low-lying, undulating farmland landform with an open and exposed character; the southern tip of the parish lies in character area 8: Chilterns Escarpment, characterised by dense semi-natural woodland with an enclosed, intimate character; and the remainder lies in character area 5: Eastern Vale Fringes, characterised by open and semi-enclosed rolling downs and well-managed parklands and estates;

- c. The far south-east of the parish contains part of the Watlington and Pyrton Hills SSSI, a mosaic of chalk downland, chalk scrub, mixed broadleaved and yew woodland habitats. The area of the SSSI within the parish is in 'unfavourable recovering' condition, as is the area immediately adjacent to the parish, while the remaining unit is in 'favourable' condition. The Knightsbridge Lane SSSI, a woodland strip supporting one of the largest British populations of the very rare green hound's tongue, lies on the parish's north eastern boundary and is in 'favourable' condition
(www.natureonthemap.naturalengland.org.uk/MagicMap.aspx);
- d. Clare Copse, towards the north of the parish, is an area of ancient semi-natural woodland, as is a smaller area to the south of Clare Copse. Biodiversity action plan priority habitats in the parish include deciduous woodland, woodpasture and parkland, and lowland calcareous grassland;
- e. There are no internationally designated nature conservation sites within the parish; the nearest is the Aston Rowant Special Area of Conservation (SAC), around 1.4 km to the north of the parish's south eastern end. However, the impact risk zones for the SAC established by Natural England do not extend into the parish (www.natureonthemap.naturalengland.org.uk/MagicMap.aspx);
- f. There are no national or local nature reserves in the parish. The part of the Aston Rowant SAC nearest the parish is also a national nature reserve. The Watlington Chalk Pit Local Nature Reserve lies around 0.4 km to the south of the parish's southern end;
- g. Shirburn Castle grade II registered park and garden lies partly within the south of the parish, adjacent to Pyrton village. It comprises a later 18th and early 19th century garden and pleasure grounds around a late 14th century castle, set in a landscape park (www.natureonthemap.naturalengland.org.uk/MagicMap.aspx);
- h. The centre of Pyrton village contains the Pyrton Conservation Area (designated in 1984), which incorporates a number of listed buildings, including the grade II* listed Pyrton Manor and Church of St Mary. There are approximately 20 listed buildings, structures and monuments in the parish as a whole, most of which are listed at grade II.¹ These have largely maintained their historic character and traditional form, with only a small number of alterations and extensions. Only a small amount of modern development has been introduced to the village, so its historic character and layout have largely been maintained (Turley Associates, 2014²).
- i. There are also conservation areas in the centres of Shirburn, immediately to the east of the Pyrton Conservation Area and partly within the parish (designated in 1993), and Watlington, to the south of the parish boundary (designated in 1976 and revised in 1993). Both of these conservation areas also contain a number of listed buildings;
- j. There are no scheduled monuments within or close to the parish. The Battle of Chalgrove 1643 registered battlefield lies around 0.4 km to the west of the parish;
- k. The medieval hamlets of Clare, Golder and Standhill are identified by the Historic England National Monuments Record as likely to be of high archaeological potential. Other sites of archaeological interest in the parish include Mount Tree, Home Farm (thought to be the site of a pre-historic round barrow), Pyrton Heath (the site of a late Iron Age cremation burial), and a Saxon burial place at Christmas Common;

¹ Only nationally listed buildings are considered here, as there is not a local list for this area.

² Turley Associates, 2014, *Heritage Appraisal of Pyrton Manor and its Surroundings, South Oxfordshire*.

SODC's development plan. The potential impacts associated with the 'do nothing' option of not preparing the NP have been considered in the assessment of the plan's potential effects (section 10), as required by the SEA Regulations.

5. Sustainability issues

1. The key sustainability issues identified during the collection of baseline information and the initial stages of the NP preparation process, including consultation with local residents and scoping the SA, are summarised in Table 3 below.

Sustainability issue	Supporting information	Implications for plan
Poor mobile phone signals and broadband provision	Most respondents to the parish questionnaire raised mobile phone signals and broadband as priorities for improvement	Faster broadband is now being delivered in the parish, so that issue has been addressed.
Surface water drainage and flood risk	Many respondents to the parish questionnaire raised surface water drainage as a priority for improvement. Small areas in the centre and north of the parish fall within fluvial flood zones 2 and 3 and several incidences of surface water and groundwater flooding have been reported	NP should promote sustainable drainage and measures to minimise flood risk
Lack of footpaths/cycleways	Many respondents to the parish questionnaire raised the need for improved footpath/cycleway provision as one of the main transport issues in the parish	NP should incorporate measures to improve footpath/cycleway provision
Level of traffic on local roads, particularly HGVs, and problems with speeding	Many respondents to the parish questionnaire raised the issue of traffic levels, HGVs and speeding as key transport issues in the parish. SODC's screening response noted that the B4009 is a particularly well used road	NP should aim to minimise potential traffic impacts associated with new development, including through a parish council action plan
Issues caused by on-road parking	The issue of on-road parking and the need for new development to provide appropriate off-road parking was raised during the drafting of the PNP	NP should require any new development to include a provision for off-road parking
Air quality in the parish is generally good, but the Watlington AQMA is c.0.5 km to the south of the parish along the B4009	The AQMA in Watlington was declared in 2009. NO ₂ concentrations exceeded the annual mean objective at two monitoring points in Watlington in 2015 (SODC, 2016, <i>2016 Air Quality Annual Status Report</i>)	NP should aim to minimise potential traffic generation on the B4009 from new development
Lack of connection to mains wastewater sewerage	The parish is not connected to the mains wastewater sewerage system, with properties in the parish served by septic tanks or individual waste management	NP should consider how wastewater drainage will be provided for new development

	systems	
Protection of the Chilterns AONB and its setting	The south-east of the parish lies within the AONB and the whole parish is within its setting	NP should include measures to protect the AONB and its setting and this should be considered in the allocation of development sites

Table 3: Key sustainability issues with relevance to the PNP

6. SA objectives

1. The SA objectives provide a tool for the subsequent assessment of the PNP's economic, social and environmental impacts, including comparing the effects of alternative options. The SA objectives are separate from the NP objectives, but overlap to a certain extent. The SA objectives are based on those used in the SAs of the adopted South Oxfordshire Core Strategy (2012) and the South Oxfordshire Local Plan Final Publication Version (2017), but have been adapted to reflect the issues of particular importance in Pyrton parish, with objectives not relevant to the parish excluded (Table 4).

Ref.	SA objective
1	To help provide existing and future residents with the opportunity to live in a decent home and in a decent environment supported by appropriate infrastructure
2	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services and the natural environment
3	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups
4	To reduce harm to the environment by seeking to minimise pollution of all kinds, especially water, air, soil, light and noise pollution
5	To conserve and enhance biodiversity, particularly the parish's SSSIs, areas of ancient woodland and priority habitats and species
6	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity, soil quality and roads
7	To protect and enhance the parish's open spaces and countryside, in particular the Chilterns AONB
8	To conserve and enhance the significance of the parish's historic environment, including archaeological resources, the Pyrton and Shirburn Conservation Areas, Shirburn Castle registered park and garden, Pyrton Manor, and listed buildings, and to ensure that new development is of a high quality design and reinforces local distinctiveness
9	To seek to address the causes and effects of climate change by: <ul style="list-style-type: none"> · Securing sustainable building practices that conserve energy, water resources and materials · Protecting, enhancing and improving water supply where possible · Maximising the proportion of energy generated from renewable sources · Ensuring that the design and location of new development is resilient to the effects of climate change
10	To reduce the risk of, and damage from, flooding

11	To assist in the development of high and stable levels of employment, small firms (particularly those that maintain and enhance the rural economy) and a thriving economy in the parish
12	Support community involvement in decisions affecting them and enable communities to provide local services and solutions

Table 4: SA objectives

7. Scoping consultation responses

1. A scoping report was prepared that summarised the above stages. The report was sent to the three statutory consultees (Natural England, Environment Agency and Historic England) in October 2016. Responses were received from all the consultees and these are summarised in Table 5 below.

Comment on SA content	Response to comment
<i>Natural England</i>	
The following types of plans relating to the natural environment should be considered where applicable to the area: <ul style="list-style-type: none"> · Green infrastructure strategies · Biodiversity plans · Rights of way improvement plans · River basin management plans · Chilterns AONB Management Plan · Relevant landscape plans and strategies 	The suggested plans have been added to the review of documents in section 3 where appropriate
The protection of the Chilterns AONB and its setting should be considered a key sustainability issue for Pyrton, as well as the conservation and enhancement of biodiversity and the protection of best and most versatile agricultural land	Protection of the AONB and its setting and the conservation and enhancement of biodiversity have been added to the list of key sustainability issues in table 2. Given the relatively small area of best and most versatile agricultural land in the parish, this is not considered to be a key issue.
Welcome the inclusion of objectives relating to the conservation and enhancement of biodiversity and the AONB and to reduce development pressure on natural resources (including quality soils). Suggest that reference should also be made under the second objective to access to the natural environment.	Noted. The second objective has been amended to include reference to access to the natural environment.
Relevant sources of baseline information include the government's Magic website, local environmental records centres, local landscape character assessments and AONB management plans.	Noted – information has been obtained from these sources as appropriate. A Landscape and Green Space Appraisal has been prepared as a supporting document for the PNP.
Natural environment issues that should be considered include landscape, priority habitats, priority and protected species and best and most versatile agricultural land.	The SA objectives cover landscape and priority habitats and species. Best and most versatile agricultural land is addressed under the protection of soil resources.
The plan can offer opportunities to enhance the local environment by identifying environmental features to be retained or enhanced and new features to be created as part of any new development.	Noted. These elements have been considered in the preparation of the plan.
<i>Environment Agency</i>	
Pleased to see that the objectives within the scoping	Noted.

report include a commitment to reduce the risk of, and damage from, flooding; conserve and enhance biodiversity; and seek to address the causes and effects of climate change.	
Given these objectives, would expect any proposed housing/employment allocation(s) to be located outside flood zones 2/3. In addition, the Agency would not be supportive of built development that encroaches within 20 m of a watercourse.	All the proposed site allocations are in flood zone 1 and none fall within 20 m of a watercourse.
<i>Historic England</i>	
Welcome the key aim to preserve the quality and character of the built and natural environment, including protection of Pyrton's history and historic assets, although prefer 'conserve' to 'preserve' as the terminology is more consistent with the National Planning Practice Framework (NPPF) and recognising that sensitive change can maintain or enhance the special interest of heritage assets	Noted. The aim has been updated as suggested
Welcome the objectives to ensure any development respects, complements and enhances the existing built and natural environment and to ensure any new development respects the parish's conservation area, listed buildings and other key assets.	Noted
Although perhaps not an aim for the plan itself, but more for the evidence base underpinning the plan's policies and proposals, welcome the key objective to create a parish design code and to guide and maintain the quality of any future development and its associated objectives.	Noted
NPs should be underpinned by a thorough understanding of the character and special qualities of the area covered by the plan, in accordance with paragraph 58 of the NPPF. Therefore suggest a characterisation study as a precursor to NP, as this can help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change.	The alternative sites assessment discussed in section 9 was informed by more detailed heritage and landscape and visual studies. The plan is supported by a detailed Landscape and Green Space Appraisal.
Welcome the recognition of " <i>support the character, vitality and distinctiveness of the parish</i> " and " <i>enhance and manage the quality of the built, historic and natural environment</i> " as key messages from the identified higher level documents in paragraph 3.2. However, consider that reference should be made to the NPPF, which includes some specific policies relevant to NPs.	Noted. As discussed in paragraph 3.1, to avoid duplication, policy documents that were reviewed in the SA of the adopted South Oxfordshire Core Strategy (2012) were not re-examined here, which includes the NPPF. The specific policies in the NPPF on NPs concern their relation to local plans rather than their content.
Reference could also be made to the advice in the NPPG that Neighbourhood Plans should include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale, and about local non-designated heritage assets to guide decisions.	As discussed in section 1, the SA has been carried out in accordance with best practice guidance, including the NPPG. Local heritage has been a key consideration in the preparation of the PNP.
Welcome the recognition of the designated and, briefly, non-designated heritage assets in the parish in	Noted. The dates of the conservation area designations have been added to the baseline section.

<p>the baseline section. However, it would be helpful to explain the special interest of the conservation areas (i.e. why they were designated), the dates of designation and any review, and whether or not there are character appraisals and / or management plans for the conservation areas</p>	<p>A recent review has been carried out of the Pyrton Conservation Area, which is now with SODC. A character appraisal and an area study were prepared for Watlington Conservation Area in 2009 and 2011 respectively. As this conservation area is not within the parish, it was not considered appropriate to add further detail to the baseline</p>
<p>Consider this sub-section should also include reference to the Oxfordshire Historic Environment Record and Historic Landscape Character Assessment. If there is not a list of locally important buildings, this should be identified as a gap in the baseline. More could be said about non-scheduled archaeological remains, in accordance with guidance.</p>	<p>Noted. Reference to the Oxfordshire Historic Landscape Character Assessment has been inserted. There is not a list of locally important buildings for this area and a note to this effect has been added to the baseline section. It is considered that an appropriate level of detail on non-scheduled archaeological remains has been provided to keep the SA proportionate to the scale of the NP, although the potential for development to impact on such remains will be identified in the assessment.</p>
<p>The scoping report could also identify themes of historical development that have contributed to the development of the plan area's past and highlight the potential for associated non-designated heritage assets in these areas.</p>	<p>The baseline section identifies areas of high archaeological potential and archaeological interest in the parish. It is considered that an appropriate level of detail has been provided to keep the SA proportionate to the scale of the NP. Further information on the historical development of the parish is provided in the NP.</p>
<p>Would welcome some consideration of the current and potential future condition of the parish's heritage assets. Note that there are no heritage assets in the parish identified as being at risk on the 2016 Heritage at Risk Register, but this does not include grade II listed buildings outside London. If a survey of grade II buildings has not been undertaken in the parish to ascertain whether any are at risk, this should be identified as a gap in the baseline.</p>	<p>Information on the condition of the listed buildings and structures in Pyrton village has been added to the baseline section.</p>
<p>Are there particular threats to the significance of heritage assets in the parish? Has there been any change in their condition in recent years? Has there been any ongoing loss of character, particularly within the conservation areas, through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc?</p>	<p>Information on the condition of Pyrton Conservation Area and the listed buildings and structures in the village has been added to the baseline section</p>
<p>Note that conservation and enhancement of the parish's historic environment is not identified as a key sustainability issue. Whether it should be depends on the answers to the above questions, but would normally expect this to be a sustainability issue given the promotion of the conservation and enhancement of the historic environment in the local plan and NPPF</p>	<p>Conservation and enhancement of the parish's historic environment has been added to the list of key sustainability issues in Table 3.</p>
<p>Welcome in principle SA objective 8, although it should be <i>"to conserve and enhance the significance of the parish's historic environment..."</i>. It might also be better to split the objective into two: one for the conservation and enhancement of the historic environment and the other for the quality of design, or at least have sub-objectives to distinguish between the two</p>	<p>Objective 8 has been updated to include reference to 'significance'. As the objectives are based on SODC's SA framework, it is not considered appropriate to split this objective into two. However, both elements of the objective will be considered in the assessment as necessary to ensure all potential effects are identified</p>
<p>Would also expect the scoping report to set out the</p>	<p>In view of the scale and purpose of the PNP, it was</p>

<p>indicators or measures by which the policies and proposals of the plan can be assessed against the objectives (and sub-objectives). Suggest that the following are considered:</p> <ul style="list-style-type: none"> · The number of designated heritage assets (split by type and grade) · The number of locally listed heritage assets · The number and percentage of different heritage assets at risk · The percentage of planning applications where archaeological investigations were required prior to approval · The percentage of planning applications where archaeological mitigation strategies were developed and implemented. 	<p>considered appropriate for the assessment to be undertaken qualitatively against the SA objectives, rather than based quantitatively on indicators.</p>
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Table 5: Scoping responses from the statutory consultees and how these were addressed

8. Compatibility of the Neighbourhood Plan and sustainability objectives

1. The compatibility of the separate PNP and sustainability objectives (sections 2 and 6 respectively) has been examined using a matrix (Table 6), to assess the extent to which the NP objectives are in accordance with sustainability principles and to highlight areas where this could be improved.
2. Table 6 shows several areas of compatibility between the PNP and SA objectives, particularly with regard to the objectives of creating parish design principles, managing sensitively any redevelopment or re-use of PYR1, and confirming planning policy for the charity land. Possible conflicts are forecast between the PNP objective of delivering limited housing growth and several of the sustainability objectives relating to environmental protection. These issues primarily relate to the nature of housing development, and potential impacts associated with it, and it is not possible to amend the NP objectives to reduce these conflicts. However, it should be noted that this table only identifies potential conflicts and these are assessed in more detail in the subsequent stages.

NP objectives*	To conserve the quality and character of the built and natural environment	Manage sensitively any redevelopment or re-use of PYR1	Deliver limited housing growth and address any potential local need for affordable housing	Establish parish design principles to guide and maintain the quality of future development	Confirm planning policy for Pyrton charity lands and land to the north of Watlington (PYR2)	Set out measures to enhance existing services and infrastructure
Sustainability objectives**						
To help provide existing and future residents with the opportunity to live in a decent home and in a decent environment supported by appropriate infrastructure	X	✓	✓	✓	X	✓
To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services and the natural environment	0	✓	0	0	✓	✓
To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups	0	0	✓	0	✓	✓
To reduce harm to the environment by	✓	✓	X	✓	0	✓

seeking to minimise pollution of all kinds						
To conserve and enhance biodiversity	✓	✓	X	✓	✓	0
To improve efficiency in land use and reduce development pressure on the countryside and natural resources / material assets	✓	✓	X	✓	✓	✓
To protect and enhance the parish's open spaces and countryside	✓	✓	X	✓	✓	0
To conserve and enhance the significance of the parish's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness	✓	✓	X	✓	✓	0
To seek to address the causes and effects of climate change	0	0	0	✓	0	0
To reduce the risk of, and damage from, flooding	0	0	0	✓	0	✓
To assist in the development of high and stable levels of employment, small firms and a thriving economy in the parish	X	X	0	0	0	✓
Support community involvement in decisions affecting them and enable communities to provide local services and solutions	0	✓	✓	✓	✓	✓
<p>*Shortened versions of the NP objectives have been used in this table – see paragraph 2.2 for full text **Shortened versions of the sustainability objectives have been used in this table – see table 4 for full text</p> <p>Key: ✓ = positive compatible 0 = neutral X – possible conflict</p>						

Table 6: Compatibility of PNP objectives and sustainability objectives

9. Appraisal of alternatives

9.1. Introduction

1. In order to gain an understanding of the sites within the parish that are or could be made available for development, the PNP questionnaire undertaken in autumn 2015 included a question relating to such sites. This exercise resulted in the identification of 10 potential sites. Subsequent to this, SODC's (2013) Strategic Housing Land Availability Assessment (SHLAA) was consulted to establish whether it included any further sites that had not been raised through the consultation exercise. No further sites were identified within the SHLAA. In addition, two areas of charity land in the parish were noted by members of the PNP Steering Group. To ensure all potential development sites had been identified, a 'call for sites' consultation was then undertaken in Pyrton. This resulted in two further potential sites being put forward.

9.2. Assessment of alternatives

1. A Potential Development Sites Assessment (December 2016) was undertaken of the 14 potential sites. The first stage of that assessment was to ascertain whether the potential sites are available for development. Seven sites were found to be unavailable for development and were discounted from further assessment, including the two areas of charity land. These sites have not been assessed in the SA, as they are not considered to be 'reasonable' alternatives as set out in the SEA Directive. The following sites were found to be available and considered further in the assessment:
 - a. Former MoD site, Pyrton (PYR1): a 1.9 ha partly brownfield site adjacent to Watlington Recreation Ground and cricket club;
 - b. Ex-USAF site, Christmas Common: a 1.7 ha brownfield site approximately 3 km south-east of Pyrton village and adjacent to Christmas Common;
 - c. PYR2: a 14.1 ha greenfield site adjacent to Watlington Recreation Ground and cricket club and Icknield Community College. A planning application for up to 100 dwellings was submitted for this site in August 2016;
 - d. Field opposite Pyrton Village Hall: a 0.4 ha greenfield site adjacent to Knightsbridge Lane in Pyrton;
 - e. Land between Old Vicarage Cottage and The Lodge House: a 0.3 ha greenfield site adjacent to Pyrton Lane in Pyrton. This site has since been covered by SODC planning consent;
 - f. New Farm: a 0.1 ha brownfield site adjacent to Knightsbridge Lane in Pyrton. This site has since been covered by SODC planning consent;
 - g. Poppett's Hill Farm: a 1.1 ha brownfield site approximately 4km north-west of Pyrton village.
2. The available sites were then assessed against a series of criteria to examine their physical characteristics, suitability for development and sustainability. This exercise was informed by site visits to understand the potential heritage and landscape and visual impacts of development at each site. The findings of this assessment have been used to inform the appraisal of the available sites against the SA objectives (Table 7), which has been carried out using the five-point assessment scale developed by SODC in its SAs. The assessment took account of the likelihood, scale, duration, and timing of the potential effects.

3. The performance of the site options against the sustainability objectives can be summarised as follows:
- a. PYR1, ex-USAF site and PYR2 all have a major positive impact on housing supply, as they can accommodate all the parish's housing contribution to wider district housing need. The other sites have a minor positive impact as they can accommodate some of that contribution. The ex-USAF site and Poppett's Hill Farm have a minor negative impact on infrastructure provision because of their distance from the main parish settlements;
 - b. All the site options have a minor negative impact on community services and facilities as a result of increased demand. However, the PYR1 and PYR2 also have a minor positive impact on access to services because of their proximity to existing services and facilities in Watlington;
 - c. All the site options have a neutral impact on health, well-being and community cohesion;
 - d. All the site options have a potential minor negative impact on the environment as a result of pollution during and post-construction;
 - e. The ex-USAF site has a major negative impact on biodiversity because of its proximity to a SSSI and the need for removal of woodland to create an access. New Farm and Poppett's Hill Farm have a potential minor positive impact on biodiversity because they are brownfield and the buildings on site are likely to be of low ecological value. The remaining sites have a potential minor negative impact on biodiversity because their development would lead to habitat loss and potential disturbance of protected species;
 - f. PYR1 and ex-USAF sites have a major positive effect on the efficient use of land because they are both brownfield and could accommodate the parish's full housing need. New Farm and Poppett's Hill Farm have a minor positive impact on land use efficiency because, although brownfield, they could not accommodate the parish's contribution to the wider district housing need. The remaining site options have a minor negative impact on the efficient use of land because they are greenfield;
 - g. The ex-USAF site and PYR2 have a major negative effect on the protection of the countryside, the former because of its location in the AONB and the latter because it is a greenfield site that serves as 'a local gap' to prevent the coalescence of Pyrton and Watlington and lies close to the AONB. The field opposite Pyrton Village Hall is designated a 'local green space' in the plan because it is crucial to the sense of rural openness in the core village. PYR1 and the land between Old Vicarage Cottage and The Lodge House have a minor negative impact on this criterion. The latter is greenfield relatively close to the AONB, while PYR1 is brownfield but is adjacent to the AONB. New Farm and Poppett's Hill Farm have a potential minor positive impact on the protection of the countryside because they are brownfield sites that lie further from the AONB;
 - h. The ex-USAF and Poppett's Hill Farm sites have a potential minor positive effect on the historic environment, because they are not in close proximity to designated heritage assets and construction of existing structures on the sites is likely to have truncated any below-ground remains. The remaining site options have a potential minor negative effect on the historic environment because of their proximity to a number of designated heritage assets. The greenfield sites may also contain undisturbed below-ground archaeology that could be affected by development;
 - i. All the site options have an uncertain effect on climate change, as this is dependent on design and building practices;

- j. PYR1, the ex-USAF site, New Farm and Poppett's Hill Farm have a minor positive impact on flood risk because they are not in the floodplain and are brownfield. The remaining site options have a potential minor negative impact because they are greenfield and so could increase flood risk elsewhere
- k. PYR1, the ex-USAF site, New Farm and Poppett's Hill Farm have a potential minor negative impact on employment because their development for housing would result in the loss of brownfield sites that could otherwise potentially be used for employment development. The other site options have a neutral impact, because it is unlikely that greenfield sites would be successfully put forward for employment development in this area
- l. PYR2 has a major negative impact on community involvement in local planning, because the parish values it as a 'local gap' and has expressed its opposition to this site coming forward for housing development. The field opposite the village hall is also valued by the parish as a local green space and is so designated in the plan.

9.3. Selection of preferred options

1. The preferred options chosen for allocation for residential development in the PNP are PYR1, land between Old Vicarage Cottage and The Lodge House, and New Farm. The full reasons for the selection of these options and the elimination of the other options are documented in the consultation statement prepared in support of the NP and are summarised in this section. Planning consent has been given by SODC for residential development on the land between Old Vicarage Cottage and The Lodge House and for New Farm. These two sites are not therefore further reviewed in this section.
2. The ex-USAF site was ruled out because it was originally identified by the parish for broadband development, rather than housing. Now that faster broadband is already being delivered in the parish, the site is no longer required for this use. It is not considered suitable for housing development, because of its location in the AONB, isolated rural nature and close proximity to the Watlington and Pyrton Hills SSSI.
3. The field opposite Pyrton Village Hall was ruled out because the parish considered that, as a greenfield site within Pyrton Conservation Area, it should remain a local green space to help conserve the rural, open nature of the core village. The Poppett's Hill Farm site was ruled out because its isolated rural nature and distance from the main settlements in the parish meant that it was not considered suitable for housing development.
4. PYR2 was ruled out because, as a greenfield site with a strong rural character, it functions as a local gap or rural buffer between Watlington and Pyrton. It also safeguards the settings of Pyrton Manor and Shirburn Castle registered park and garden. This, together with its role as an undeveloped site within the setting of the AONB and a number of designated heritage assets, meant that it was not considered suitable for housing development and the parish was opposed to it coming forward for development.
5. PYR1 was selected as the preferred option for allocation because, while it lies within the setting of the AONB and a number of designated heritage assets, its partially brownfield nature meant that it was considered to be suitable for housing development. In addition, its size meant that it can accommodate all the parish's contribution to the wider district housing need at an appropriate density.

Key

✓✓	Major positive effect
✓	Minor positive effect
0	Neutral effect
X	Minor negative effect
XX	Major negative effect
?	Uncertain effect

Likelihood: High (H)/Medium (M) /

Low (LW)/Uncertain (U)

Scale: Parish-wide (PW)/Large scale (LS)/Local (L)

Duration: Temporary (T)/Permanent (P)

Timing: Short term (ST)/Medium term (MT)/Long term (LT)

Site	Former MoD site, Pyrton (PYR1)	Ex-USAF site, Christmas Common	PYR2	Field opposite Pyrton Village Hall	Land between Old Vicarage Cottage and The Lodge House	New Farm	Poppets Hill Farm
SA objective							
To help provide existing and future residents with the opportunity to live in a decent home and in a decent environment supported by appropriate infrastructure	✓/✓ Can accommodate all the parish's contribution to meeting the wider district's housing need	✓/✓ X Can accommodate all the parish's contribution to meeting the wider district's housing need. Distance from main parish settlements makes infrastructure provision difficult.	✓/✓ Can accommodate all the parish's contribution to meeting the wider district's housing need.	✓ Can accommodate some of the parish's contribution to meeting the wider district's housing need, but not all because of site size.	✓ Can accommodate some of the parish's contribution to meeting the wider district's housing need, but not all because of site size.	✓ Can accommodate some of the parish's contribution to meeting the wider district's housing need, but not all because of site size.	✓ X Can accommodate some of the parish's contribution to meeting the wider district's housing need, but not all because of site size. Distance from main parish settlements makes infrastructure provision difficult.
To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services and the natural environment	✓ Site is close to facilities in Watlington. Increased housing could increase demand for community services and facilities.	X Site is isolated from community facilities. Increased housing could increase demand for community services and facilities.	✓ Site is close to facilities in Watlington. Increased housing could increase demand for community services and facilities.	X Limited existing facilities in Pyrton village. Increased housing could increase demand for community services and facilities.	X Limited existing facilities in Pyrton village. Increased housing could increase demand for community services and facilities.	X Limited existing facilities in Pyrton village. Increased housing could increase demand for community services and facilities.	X Site is isolated from community facilities. Increased housing could increase demand for community services and facilities.
To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups	M, PW, P, LT 0	H, L, P, LT 0	M, PW, P, LT 0	M, PW, P, LT 0	M, PW, P, LT 0	M, PW, P, LT 0	H, PW, P, LT 0
To reduce harm to the environment by seeking to minimise pollution of all kinds	X Potential for development to lead to pollution during and post-construction - depends on construction method and design.	X Potential for development to lead to pollution during and post-construction - depends on construction method and design.	X Potential for development to lead to pollution during and post-construction - depends on construction method and design.	X Potential for development to lead to pollution during and post-construction - depends on construction method and design.	X Potential for development to lead to pollution during and post-construction - depends on construction method and design.	X Potential for development to lead to pollution during and post-construction - depends on construction method and design.	X Potential for development to lead to pollution during and post-construction - depends on construction method and design.
To conserve and enhance biodiversity	M, L, T/P, ST/LT X Site is partly brownfield, but development would result in loss of an area of grassland and trees, which could provide suitable habitat for protected species. Site is not in close proximity to designated nature conservation sites.	M, L, T/P, ST/LT XX Site is brownfield, but would require loss of woodland to access. Close proximity to SSSI (300 m) and ancient woodland (200 m) increases likelihood of impacts on species using these areas (e.g. from disturbance).	M, L, T/P, ST/LT X Site is greenfield, although as arable land it is likely to be less suitable for many protected species than grassland. Site is not in close proximity to designated nature conservation sites.	M, L, T/P, ST/LT X Site is greenfield, so development would result in loss of an area of rough grassland, which could provide suitable habitat for protected species. Site is not in close proximity to designated nature conservation sites.	M, L, T/P, ST/LT X Site is greenfield, so development would result in loss of an area of rough grassland and trees, which could provide suitable habitat for protected species. Site is not in close proximity to designated nature conservation sites.	M, L, T/P, ST/LT ✓ Site is brownfield and the buildings on site are likely to be of low ecological value. Site is not in close proximity to designated nature conservation sites.	M, L, T/P, ST/LT ✓ Site is brownfield and the buildings on site are likely to be of low ecological value. Site is not in close proximity to designated nature conservation sites.
To improve efficiency in land use and reduce development pressure on the countryside and natural resources / material assets	H, L, P, LT ✓/✓ Site is partly brownfield and can accommodate all the parish's contribution to meeting the wider district housing need.	H, L, P, LT ✓/✓ Site is brownfield and can accommodate all the parish's contribution to meeting the wider district housing need.	H, L, P, LT XX Site is greenfield	H, L, P, LT XX Site is greenfield	H, L, P, LT XX Site is greenfield	H, L, P, LT ✓ Site is brownfield but cannot accommodate all the parish's contribution to meeting the wider district's housing need.	H, L, P, LT ✓ Site is brownfield but cannot accommodate all the parish's contribution to meeting the wider district's housing need.
	H, L, P, LT	H, L, P, LT	H, L, P, LT	H, L, P, LT	H, L, P, LT	H, L, P, LT	H, L, P, LT

Site	Former MoD site, Pyrton (PYR1)	Ex-USAF site, Christmas Common	PYR2	Field opposite Pyrton Village Hall	Land between Old Vicarage Cottage and The Lodge House	New Farm	Poppets Hill Farm
SA objective							
To protect and enhance the parish's open spaces and countryside	X Site is partially already developed and has limited positive landscape features, but is in a rural setting. It is adjacent to the AONB and lies an area that contributes to the AONB's setting. It also functions as a buffer between Watlington and Shirburn Castle registered park and garden.	X Site is in the Chilterns AONB and would require the loss of woodland to access.	X Site is greenfield and has a strong local character. It functions as a coalescence of Pyrton and Watlington and safeguarding the settings of Pyrton Manor and Shirburn Castle registered park and garden. It is around 100 m from the AONB and lies within an area that contributes to the AONB's setting.	X Site is greenfield and contributes importantly to the low density and open character of the village. It is around 0.8 km from the AONB.	X Site is greenfield and is within the village envelope of Pyrton. It is around 0.5 km from the AONB. Cannot accommodate all the parish's contribution to meeting the wider district's housing need, so other site(s) required.	X Site is on the edge of Pyrton, around 1 km from the AONB, and is already developed. Cannot accommodate all the parish's contribution to meeting the wider district's housing need, so other site(s) required.	X Site is distant from the AONB and is already developed, although located in an elevated and exposed position. Cannot accommodate all the parish's contribution to meeting the wider district's housing need, so other site(s) required.
To conserve and enhance the significance of the parish's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness	X Site forms part of setting of a number of designated heritage assets: It is adjacent to Shirburn registered park and garden and Shirburn Conservation Area. Construction of existing buildings may have truncated any below-ground archaeological remains.	X Site is not in close proximity to any designated heritage assets. Construction of existing mast may have truncated any below-ground archaeological remains.	X Site forms part of setting of a number of designated heritage assets: It is adjacent to Pyrton Manor and near Pyrton Conservation Area, and adjacent to Shirburn Castle registered park and garden and Shirburn Conservation Area. Greenfield site may contain undisturbed archaeology.	X Site forms part of setting of a number of designated heritage assets: It is in Pyrton Conservation Area, adjacent to grade II listed Old Smyth and Castle registered park and garden. Greenfield site may contain undisturbed archaeology.	X Site forms part of setting of a number of designated heritage assets: It is adjacent to Shirburn Conservation Area and around 60 m west of grade II listed West Lodge and 20 m north of Shirburn Castle registered park and garden.	X Site forms part of setting of a number of designated heritage assets: It is adjacent to Pyrton Conservation Area, around 60 m west of grade II listed West Lodge and 20 m north of Shirburn Castle registered park and garden.	X Site is not in close proximity to any designated heritage assets. Construction of existing buildings may have truncated any below-ground archaeological remains.
To seek to address the causes and effects of climate change	H, L, P, LT Effect depends on design and building practices.	H, L, P, LT Effect depends on design and building practices.	H, L, P, LT Effect depends on design and building practices.	H, L, P, LT Effect depends on design and building practices.	H, L, P, LT Effect depends on design and building practices.	H, L, P, LT Effect depends on design and building practices.	H, L, P, LT Effect depends on design and building practices.
To reduce the risk of, and damage from, flooding	X Site is not in the floodplain. Partly brownfield nature of site means development unlikely to significantly increase runoff. Use of SuDS could reduce runoff.	X Site is not in the floodplain. Brownfield nature of site means development unlikely to significantly increase runoff. Use of SuDS could reduce runoff.	X Site is not in the floodplain, but could increase flood risk elsewhere, including in Pyrton Conservation Area, through development of greenfield site - depends on drainage arrangements.	X Site is not in the floodplain, but could increase flood risk elsewhere, including in Pyrton Conservation Area, through development of greenfield site - depends on drainage arrangements.	X Site is not in the floodplain, but could increase flood risk elsewhere through development of greenfield site - depends on drainage arrangements.	X Site is not in the floodplain. Brownfield nature of site means development unlikely to significantly increase runoff. Use of SuDS could reduce runoff.	X Site is not in the floodplain. Brownfield nature of site means development unlikely to significantly increase runoff. Use of SuDS could reduce runoff.
To assist in the development of high and stable levels of employment, small firms and a thriving economy in the parish	H, L, P, LT Loss of partly brownfield site that could potentially be used for employment.	H, L, P, LT Loss of brownfield site that could potentially be used for employment.	U, L, P, LT 0	U, L, P, LT 0	U, L, P, LT 0	H, L, P, LT X Loss of brownfield site that could potentially be used for employment.	H, L, P, LT X Loss of brownfield site that could potentially be used for employment.
Support community involvement in decisions affecting them and enable communities to provide local services and solutions	X Potential site for development identified by the parish.	X Parish originally identified site for broadband development, not housing, but no longer required for this purpose.	X Parish is opposed to this site coming forward for housing development because it serves as a 'local gap'.	X Parish is opposed to this site coming forward for housing development, as it is a 'local green space'.	X Potential site for development identified by the parish. Planning consent now given.	X Potential site for development identified by the parish. Planning consent now given.	X Potential site for development identified by the parish.
	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT

Table 7: Appraisal of alternative sites for housing development

10. Prediction and evaluation of the potential effects of the plan

1. The prediction and evaluation of the potential effects of the PNP has been carried out using the SA objectives and the five-point assessment scale developed by SODC in its SAs (Table 8). The assessment took account of the likelihood, scale, duration, and timing of the effects, as well as the potential for cumulative effects with the Watlington NP and SODC's strategic allocation of 3,000 dwellings, 5 ha of employment land, five plots for travelling showpeople and supporting services and facilities at the former Chalgrove Airfield. The 'do nothing' alternative of not preparing the NP was also assessed.
2. The Watlington NP has not yet been examined and only strategic information is available for the Chalgrove Airfield allocation. Therefore, only a high-level qualitative identification of potential cumulative effects was undertaken. Watlington NP's proposals to identify a route to divert the B4009 around the town to the north-west and to allocate site(s) for at least 200 new dwellings, including affordable housing and designed to fit in with the town's character, were taken into account.
3. The potential for cumulative effects with the submitted application for PYR2 was not examined, as this application is contrary to the policies of the draft PNP. This approach will be reviewed in the event of this application receiving consent.
4. The following positive effects have been predicted in relation to the SA objectives (see Table 8 for full details):
 - a. Provision of housing, infrastructure and a decent living environment through the allocation of small housing sites, requirement for appropriate supporting drainage, parking infrastructure and developer contributions and policies to protect the environment;
 - b. Improved accessibility to facilities and services, including green space, through a combination of protecting existing facilities, including public rights of way, and provision of new ones as required;
 - c. Potential for improvements to community health and well-being, including through improved access to facilities and housing;
 - d. Potential for reduced pollution through increased sustainable travel and minimising traffic on the B4009;
 - e. Protection and enhancement of biodiversity through protection of green spaces;
 - f. Efficient use of land and resources by allocating brownfield sites for development.
 - g. Protection of the Chilterns AONB and the wider countryside through the requirement for development to be in keeping with existing dwellings, to have regard to the setting of the AONB and maintain space between plots, the retention of the gap between Pyrton and Watlington, and policies to protect the environment;
 - h. Protection and enhancement of the parish's open space through the protection of local green spaces;
 - i. Protection of heritage assets through the requirement for development to be in keeping with existing dwellings, be of high quality design and have regard to setting, and policies to protect the environment;
 - j. Potential for improved climate change resilience through improved drainage and ensuring flood risk is not increased by new development;

- k. Requirement for new development to avoid increases in flood risk and potential for reduced flood risk through improved drainage;
 - l. Increased involvement of the community in local planning and providing local services and solutions to local issues.
5. The following negative effects have been predicted in relation to the SA objectives:
- a. Increased housing could increase demand for community facilities and services;
 - b. Potential for development to lead to pollution during and post-construction;
 - c. Potential for development to lead to negative effects on biodiversity through habitat loss and disturbance of protected species;
 - d. Potential for inefficient use of land under policy H2 through the development of detached and semi-detached dwellings and policies D1 and D2 through the requirement for large plot sizes with space between plots, and the allocation of a greenfield site for development;
 - e. Potential for development to adversely affect views from the AONB;
 - f. Potential for development to adversely affect the settings of Pyrton and Shirburn Conservation Areas, Pyrton Manor and Shirburn Castle registered park and garden;
 - g. Loss of brownfield sites that could be used for employment.
6. A range of potential cumulative effects have been identified with the Watlington NP, most of which would be positive. However, the final effects depend on the exact policies included within the plan. The potential for cumulative effects with the Chalgrove Airfield allocation is more limited, given its distance from Pyrton village and the fact that such a large strategic housing allocation is likely to lead to a wider range of potential negative effects than the PNP. However, some potential positive cumulative effects are predicted in relation to the provision of housing and community facilities.
7. The 'do nothing' option of not preparing the NP performed poorly against a number of the SA objectives, with major negative effects predicted in relation to the provision of housing, efficiency of land use, protection of open spaces, and community involvement in planning. The absence of the plan was not predicted to lead to any positive effects.

Key

✓✓	Major positive effect
✓	Minor positive effect
0	Neutral effect
X	Minor negative effect
XX	Major negative effect
?	Uncertain effect

Likelihood: High (H)/Medium (M) / Low (LW)/Uncertain (U)
 Scale: Parish-wide (PW)/Large scale (LS)/Local (L)
 Duration: Temporary (T)/Permanent (P)
 Timing: Short term (ST)/Medium term (MT)/Long term (LT)

Policy	To help provide existing and future decent home and in a decent living environment	To improve accessibility for everyone to health, education, recreation, cultural and natural environment	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups	To reduce harm to the environment by seeking to minimise pollution of all kinds	To conserve and enhance biodiversity	To improve efficiency in land use and reduce development pressures on the countryside and natural resources / material assets	To protect and enhance the parish's open spaces and countryside	To conserve and enhance the significance of the parish's historic development and to ensure that new development is of a high quality design and reinforces local distinctiveness	To seek to address the causes and effects of climate change	To reduce the risk of, and damage from, flooding	To assist in the development of high and stable levels of employment, small firms and a thriving economy in the parish	Support community involvement in decisions affecting them and enable communities to provide local services and solutions	Potential for cumulative effects?
BNE1: Historic environment	Contributes to maintenance of a decent living environment	0	0	0	0	0	Protecting setting of heritage assets will protect historic countryside	0	0	0	0	Yes, positive cumulative effect if Watlington NP includes similar policy protecting heritage assets. Chalgrove Aired is unlikely to affect heritage assets a Pyrton parish.	
	H, PW, P, LT						H, PW, P, LT						
BNE2: Landscape character	Contributes to maintenance of a decent living environment	0	0	0	0	0	Requires protection of landscape and AONB.	0	0	0	0	Yes, positive cumulative effect if Watlington NP includes similar policy protecting the AONB. Chalgrove Aired has potential for a negative effect on the AONB's setting.	
	H, PW, P, LT						H, PW, P, LT						
BNE3: Local green spaces	Contributes to maintenance of a decent living environment. Sites not available for housing uses.	0	0	0	0	0	Requires protection of landscape and AONB.	0	0	0	0	Yes, positive cumulative effect if Watlington NP includes similar policy to protect open spaces between the parishes. No cumulative effects with Chalgrove Aired allocation.	
	H, P, LT						H, PW, P, LT						
BNE4: Local gap	Contributes to maintenance of a decent living environment. Sites not available for housing uses.	0	0	0	0	0	Protects the countryside between Pyrton and Watlington and preserves open character of Pyrton village.	0	0	0	0	Yes, positive cumulative effect if Watlington NP includes similar policy to protect open spaces between the parishes. No cumulative effects with Chalgrove Aired allocation.	
	H, P, LT						H, L, P, LT						
BNE5: Flood risk and drainage	Provision of surface and appropriate infrastructure	0	0	0	0	0	Protects local open green spaces	0	0	0	0	Yes, positive cumulative effect if Watlington NP includes similar policy to protect open spaces between the parishes. No cumulative effects with Chalgrove Aired allocation.	
	H, PW, P, LT						H, L, P, LT						
BNE6: Footpaths and bridleways	Contributes to maintenance of a decent living environment	0	0	0	0	0	Protects local open green spaces	0	0	0	0	Yes, positive cumulative effect if Watlington NP includes similar policy, as could lead to water improvements in the area. Chalgrove Aired has potential for a negative effect with Chalgrove Aired, as allocation includes requirement for integrated water management plan	
	H, PW, P, LT						H, PW, P, LT						
C1: Assets of community value (ACVs)	Contributes to maintenance of a decent living environment	0	0	0	0	0	Protects ACVs could contribute to protecting biodiversity and countryside.	0	0	0	0	Yes, positive cumulative effect if Watlington NP includes similar policy. No cumulative effects with Chalgrove Aired, as allocation includes requirement for integrated water management plan	
	H, PW, P, LT						H, PW, P, LT						
C2: Developer contributions	Contributes to provision of appropriate infrastructure	0	0	0	0	0	Use of OIL for parish projects supports community well-being and cohesion.	0	0	0	0	Yes, positive cumulative effect on wider area's facilities if Watlington NP includes a similar policy. Chalgrove Aired has potential for a negative effect for supporting services and facilities.	
	H, PW, P, LT						H, PW, P, LT						

Policy	To help provide existing and future decent infrastructure	To improve accessibility for facilities and services and the natural environment	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups	To reduce harm to the environment by seeking to minimise pollution of all kinds	To conserve and enhance biodiversity	To improve efficiency in land use and reduce development pressure on the countryside and natural resources / material assets	To protect and enhance the parish's open spaces and countryside	To conserve and enhance the significance of the parish's historic environment and to ensure that new development and reinforces local distinctiveness	To seek to address the causes and effects of climate change	To reduce the risk of, and damage from, flooding	High and stable levels of employment, small firms and a thriving economy in the parish	Support community involvement in decisions affecting them and local services and solutions	Potential for cumulative effects?
H1: New homes	Contributes to provision of housing to meet wider district's housing need.	Increased housing could increase demand for community facilities and services.	0	Potential for development to lead to pollution during and post-construction.	Policy identifies partly brownfield site for development, but could still be an adverse effect on amenity through disturbance.	Policy identifies partly brownfield site for development. Detached and semi-detached units are not the most efficient use of land.	Policy identifies partly brownfield site for development, but the site is adjacent to the AONB Area and Shrubm registered park and garden.	0	0	Loss of partly brownfield site that could potentially be used for employment.	Parish participated in decision to contribute to meeting wider district's housing need and identification of sites.	Yes, cumulative effects with both M1, M2 and D1. No field allocation will be similar to those identified for Pyrton NP alone.	
	M, PW, P, LT	M, PW, P, LT	M, PW, P, LT	M, L, TP, ST/ LT	H, L, P, LT, M, L, TP, ST/ LT	H, L, P, LT, M, L, TP, ST/ LT	H, L, P, LT, M, L, P, LT	H, L, P, LT	0	M, L, P, LT	H, PW, P, LT	H, PW, P, LT	
H2: Type of new homes	Contributes to provision of decent homes in a decent environment	0	0	0	0	0	0	0	0	0	0	0	No - relates to specific housing types in Pyrton parish.
	H, PW, P, LT	H, PW, P, LT	M, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT
D1: Detailed design criteria	Contributes to maintenance of a decent living environment	0	0	0	0	0	0	0	0	0	0	0	No - relates to detailed design criteria that are specific to Pyrton parish.
	H, PW, P, LT	H, PW, P, LT	M, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT
D2: Infill design criteria	Contributes to maintenance of a decent living environment	0	0	0	0	0	0	0	0	0	0	0	No - relates to design criteria that are only applicable to small sites within Pyrton parish.
	H, PW, P, LT	H, PW, P, LT	M, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT
D3: Extension of existing properties	Supports improvement of dwellings, while requiring amenity to be respected.	0	0	0	0	0	0	0	0	0	0	0	No - relates to very small scale development within Pyrton parish only.
	H, PW, P, LT	H, PW, P, LT	M, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT
SA1: Former MOD site	Contributes to provision of market and affordable housing to meet wider district's housing need and requires provision of infrastructure	Site is close to facilities in plan. Without the plan, accessibility of services and facilities will remain unchanged.	0	Potential for development to lead to pollution during post-construction.	Site is partly brownfield, but could still be an adverse effect on amenity through disturbance.	Policy identifies partly brownfield site for development. Extensions improve efficiency of plot use.	Policy identifies partly brownfield site for development. AONB as could adversely affect views.	0	0	0	Loss of partly brownfield site that could potentially be used for employment.	Parish identified level of development and must be consulted throughout.	Yes, cumulative effects with both M1, M2 and D1. No field allocation will be similar to those identified for Pyrton NP alone.
	H, PW, P, LT	H, L, P, LT, M, PW, P, LT	M, PW, P, LT	M, L, TP, ST/ LT	H, L, P, LT, M, L, TP, ST/ LT	H, L, P, LT, M, L, TP, ST/ LT	H, L, P, LT, M, L, P, LT	H, L, P, LT, M, L, P, LT	H, L, P, LT	M, L, P, LT	H, PW, P, LT	H, PW, P, LT	H, PW, P, LT
'No plan' alternative	Parish has no housing allocations in SODC's adopted Core Strategy.	Without the plan, accessibility of services and facilities will remain unchanged.	Reducing local planning could reduce community cohesion and well-being.	Requirement to minimise pollution is provided by SODC's adopted Core Strategy.	Requirement to protect biodiversity is provided by SODC's adopted Core Strategy.	Local open spaces are not protected by SODC's adopted Core Strategy.	Requirements to address climate change is provided by national strategy.	Requirements to address climate change is provided by national strategy.	Requirement to address flood risk protection is provided by national strategy.	0	Parish has no employment allocations in SODC's adopted Core Strategy.	Community involvement in planning would be significantly reduced.	Not applicable
	H, PW, P, MT	H, L, P, LT, M, PW, P, LT	M, PW, P, LT	M, L, TP, ST/ LT	H, L, P, LT, M, L, TP, ST/ LT	H, L, P, LT, M, L, TP, ST/ LT	H, L, P, LT, M, L, P, LT	H, L, P, LT, M, L, P, LT	H, L, P, LT	M, L, P, LT	H, PW, P, MT	H, PW, P, MT	H, PW, P, MT

Table 8: Assessment of Pyrton Neighbourhood Plan policies

11. Mitigation

1. A range of requirements that will mitigate potential negative effects identified in the previous section has been incorporated into the PNP (Table 9). Measures have also been included in the PNP to maximise the potential positive effects identified in section 10 above. These include the following:
 - a. Requirement for CIL receipts from applicable development in the parish to be spent on appropriate projects agreed by the parish (policy C2);
 - b. Requirement for affordable housing to be provided in line with SODC's requirements at PYR1 (policy SA1).

Potential impact	Mitigation
Increased housing could increase demand for community facilities and services	Requirement in the plan for site-specific planning obligations to be sought in relation to development proposals (policy C3)
Potential for development to lead to pollution during and post-construction	Requirement in the plan for high quality construction (policy D1)
Potential for development to lead to negative effects on biodiversity through habitat loss and disturbance	Requirement in the plan for all development proposals to demonstrate that they will avoid the unnecessary loss of mature trees, hedgerows or other form of wildlife corridor, either as part of a landscape scheme and layout, or as part of the construction works of a development scheme, and that they have sought to include habitat restoration, re-creation and expansion; improved links between existing ecological sites; buffering of existing important ecological sites; new biodiversity features within the development; and management for long-term enhancement of biodiversity. (policy BNE2)
	Requirement in the plan for high quality construction (policy D1)
	Requirement in the plan for a design and access statement to accompany any application for development of PYR1, explaining how the development responds to on site and surrounding environmental constraints (policy SA1)
Potential for development to adversely affect views from AONB	Requirement in the plan for sufficient protection to be provided for the AONB and its setting and for new development to be in keeping with the local landscape character (policy BNE2)
	Requirement in the plan for developments to have high quality and standards of design, demonstrating respect for the surrounding area (policy D1)
	Requirement in the plan for development to be in keeping with the scale and character of

	<p>existing dwellings and for high quality construction (policy D1) and for infill development to be of small scale, in the vernacular style, and maintain space between plots (policy D2)</p>
<p>Potential for development to adversely affect settings of Pyrton and Shirburn Conservation Areas and Pyrton Manor and Shirburn Castle registered park and garden</p>	<p>Requirement in the plan for a design and access statement to accompany any application for development of PYR1, explaining how building scales, types, appearance and materials are appropriate for the environment and how the development responds to landscape constraints (policy SA1)</p> <p>Requirement in the plan for proposed development to take account of designated heritage assets and their settings to ensure their significance is conserved and enhanced (policy BNE1)</p> <p>Requirement in the plan for developments to have high quality and standards of design, demonstrating respect for the surrounding area (policy D1)</p> <p>Requirement in the plan for development to be in keeping with the scale and character of existing dwellings and for high quality construction (policy D1) and for infill development to be of small scale, in the vernacular style, and maintain space between plots (policy D2)</p> <p>Requirement in the plan for a design and access statement to accompany any application for development of PYR1, explaining how building scales, types, appearance and materials are appropriate for the environment and how the development responds to surrounding heritage constraints (policy SA1)</p>
<p>Policies H2 (type of new homes), D1 (detailed design criteria) and D2 (infill design criteria) do not make the most efficient use of land</p>	<p>No mitigation is proposed as, given the allocation of brownfield land, the need for development to be in keeping with the existing character of Pyrton and to maintain the sense of openness is considered to outweigh the need to increase land use efficiency further</p>
<p>Development of PYR1 for housing uses a partly brownfield site that could otherwise potentially be used for employment</p>	<p>No mitigation is proposed. This site has not made a significant contribution to employment needs in recent years in view of long periods of vacancy, the poor quality of accommodation at the site, and temporary low quality usage. These suggest the site is not viable as a pure employment location.</p>

Table 9: Mitigation measures

12. Monitoring

1. Following the adoption of the PNP, its significant sustainability effects will be monitored by SODC under the wider monitoring framework identified by the council for monitoring the effects of the Core Strategy and Local Plan 2033. In addition, Pyrton Parish Council will monitor the effectiveness of the PNP's policies in planning decisions, which will assist in identifying whether the plan's effects are as predicted or whether changes are needed when the plan is reviewed.

13. Next steps

1. The final versions of the PNP and this sustainability appraisal report will be submitted to SODC for a further period of public consultation, which will be followed by an independent examination of the plan. Any representations made during this consultation period will be passed to the examiner.