

Wheatley Parish Neighbourhood Development Plan – Post Adoption Statement in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC

16 MAY 2022

1 Introduction

1.1 The Neighbourhood Development Plan

The Wheatley Neighbourhood Development Plan (NDP) was ‘made’ (adopted) by South Oxfordshire District Council (the District Council) on 20 May 2021 and now forms part of the South Oxfordshire Development Plan for the determination of planning applications in the Parish.

In preparing the NDP, account was taken of the requirements of European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, referred to as the Strategic Environmental Assessment (SEA) Directive and its transposing regulations, the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

The SEA Directive and transposing regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. The aim of the Directive is *“to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”*

In developing the NDP, proportionate, robust evidence should support the choices made and the approach taken. In terms of SEA and Sustainability Appraisal (SA), the Planning Practice Guidance (PPG) (paragraph 26, SEA and SA) states:

“There is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A sustainability appraisal may be a useful approach for doing this.”

Paragraph 27, SEA and SA of the PPG continues:

“In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects.”

Consistent with this guidance, the District Council completed a SEA Screening Opinion 11 December 2017 and concluded that the NDP was likely to have significant effects on the environment and that SEA was required. Consequently SEA was undertaken by Wheatley

Parish Council comprising of an SEA Environmental Report, and a Non-Technical Summary Report, both of which were produced in September 2019. An SEA Scoping Report was produced and the consultation bodies were consulted on the scope of the SEA in 2018.

The reports can be viewed at: <https://www.southoxon.gov.uk/south-oxfordshire-district-council/wheatley-neighbourhood-plan/>

This Post Adoption Statement represents the conclusion of the SEA process and fulfils the plan and programme adoption requirements of the SEA Directive and SEA Regulations. This statement has been prepared in accordance with Regulation 16 (3) and (4) of the Environmental Assessment of Plans and Programmes Regulations 2004, which require a statement to be produced on adoption of a plan or programme, to detail, in summary:

- how environmental considerations have been integrated into the NDP (Section 2 of this document);
- how the Environmental Report has been taken into account (Section 3);
- how opinions expressed in response to the consultation on the Draft NDP and Draft Environmental Report have been taken into account (Section 4);
- the reasons for choosing the NDP, as made, in the light of the other reasonable alternatives dealt with (Section 5); and
- the measures that are to be taken to monitor the significant environmental effects of the implementation of the NDP (Section 6).

2 HOW ENVIRONMENTAL CONSIDERATIONS HAVE BEEN INTEGRATED INTO THE NDP

2.1 Environmental Considerations in the NDP

Preparation of the NDP

Environmental and wider sustainability considerations have been integral to the key decisions made in respect of the policies and proposals of the NDP. The integration of these considerations into the plan making process has principally been achieved through:

- the development of a proportionate evidence base on topics including (inter alia) housing, population and health, transport, landscape, air quality, biodiversity, flood risk, climatic factors;
- engagement with key stakeholders and the public on the emerging NDP and related environmental and sustainability matters;
- the consideration of national planning policy and the objectives of other plans and programmes, including those produced by the District Council; and
- ongoing assessment including SEA (see **Section 2.2**) and screening under the Habitats Regulations Assessment (HRA).

NDP Content

The NDP plans positively to support local development (as outlined in paragraph 13 of the National Planning Policy Framework). This aim is expressed in the NDP Vision, which is: to deliver a neighbourhood plan that would revitalise the villages of Wheatley and Holton and thereby act as a catalyst for fulfilling current and future housing needs.

The Vision is supported by the following objectives in the NDP:

- Provide a range of different types of new houses across all tenures to meet the needs of all income and age ranges, including key workers.
- Set aside land to attract new businesses and to accommodate relocated businesses to the east of Wheatley which could include sites released from the Green Belt within the framework of a Local Plan
- Maximise the leisure opportunities for all ages, including the allocation of land and identification of ways of delivering new and improved facilities at appropriate locations to meet increased demand.
- Expand the amenities to satisfy the increasing demand.
- To provide more business units capable of flexible use and expansion.
- Provide new and improved pavements throughout Wheatley.
- Encourage business expansion in Wheatley through improved and new business infrastructure.

The NDP contains a number of policies to help realise the Vision and Objectives and help to deliver sustainable development.

For example, the policies contained in the NDP specifically promote increased biodiversity (Policy EN1), the protection of the historic environment (Policy HE1), the delivery of renewable energy projects (Policy DQS1). The NDP will help to deliver housing and employment and associated services and facilities to meet local needs in appropriate locations. The selection of sites has in general avoided more environmentally sensitive locations, and the policies of the NDP seek to manage adverse effects arising from new development, for example, Policy H1 encourages the use of sustainable urban drainage

2.2 Environmental and Sustainability Considerations in the SEA

To provide the context for the SEA, and in compliance with the SEA Directive, a proportionate review of other relevant plans and programmes was undertaken and the relevant aspects of the current state of the environment and its evolution without the NDP were considered; together, they informed the identification of a series of key sustainability issues. This information was set out in the Scoping Report 2018 and informed the Environmental Report.

The key sustainability issues identified through the review of plans and programmes and analysis of baseline information informed, and were reflected in, the objectives and criteria that comprised the framework used to appraise the NDP (the SEA Framework) (see **Table 2.1**). Broadly, the SEA objectives presented the preferred sustainability outcome which usually involved minimising detrimental effects and enhancing positive effects.

Table 2.1: The SEA Framework

Topic	Objective
Air quality	Improve air quality in the Neighbourhood Plan area and minimise and/or mitigate against all sources of environmental pollution.
Biodiversity	Protect and enhance all biodiversity and geological features.
Climate change	Reduce the level of contribution to climate change made by activities within the Neighbourhood Plan area
	Support the resilience of the Neighbourhood Plan area to the potential effects of climate change, including flooding
Landscape and heritage	Protect, maintain and enhance the heritage resource, including the historic environment and archaeological assets within, and within the setting of, the Neighbourhood Plan area.
	Protect and enhance the character and quality of landscapes and townscape.
Land and resources	Ensure the efficient and effective use of land.
	Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.
	Use and manage water resources in a sustainable manner.
Population and community	Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services/facilities.
	Reduce deprivation and promote a more inclusive and self-contained communities.
	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.
Health and wellbeing	Improve the health and wellbeing of residents within the Neighbourhood Plan area.
Transport	Promote sustainable transport use and reduce the need to travel.

The SEA process considered the contribution of the NDP towards each of the appraisal objectives, drawing on the baseline information to predict the likely significant effects in line with the Office of the Deputy Prime Minister (now Department for Levelling Up, Housing and Communities) Practical Guide to the SEA Directive¹. Specifically, the following key components of the NDP were appraised against the SEA objectives:

- Vision and Plan Objectives;
- Policies in the NDP and reasonable alternatives to those, including the do-nothing option where appropriate;
- Site allocations (including reasonable alternatives).

The appraisal identified the likely changes to the baseline conditions as a result of the NDP's implementation. These effects were described (where possible) in terms of their extent, the timescale over which they could occur, whether the effects would be temporary or permanent, positive or negative, short, medium and/or long-term. The potential for secondary, synergistic and cumulative effects were also considered and reported where relevant.

¹ ODPM (2005) *A Practical Guide to the Strategic Environmental Assessment Directive*. Published September 2005.

3 HOW THE ENVIRONMENTAL REPORT HAS BEEN TAKEN INTO ACCOUNT

3.1 Overview

The development of the NDP has been iterative. SEA has played an integral role in this iterative process with each of the following NDP stages having been accompanied by an Environmental Report in order to help inform the Plan and fully integrate environmental and sustainability considerations into decision making. **Table 3.1** below lists the iterations of the NDP, corresponding Environmental Reports and key conclusions from the Environmental Report.

Table 3.1 Summary of SEA Iterations

Report	Summary of the Accompanying SEA Environmental Report (what was appraised)	Key Conclusions from the SEA Environmental Report
<p>Environmental Report published alongside the ‘Pre-submission’ version of the Neighbourhood Plan, May 2019</p>	<p>The report provides an assessment of the Neighbourhood Plan objectives and policies and alternatives for the location of new housing other land uses.</p>	<p>The assessment indicated that the preferred policies of the draft Plan avoided leading to any significant, negative environment effects and would contribute, in overall terms, to achieving a sustainable pattern of growth and consolidation in the village. The SEA set out options 1, 2 and 3 in regards to site allocations.</p> <p>The SEA Report concluded that option 3 would deliver on the objective of ‘village rationalisation’ that options 1 and 2 would note. Potential effects in relation to land, soil and water resources were identified however between the growth options, which were options 2 and 3, there was no difference in assessed impact. Due to the identified benefits to population and community in the SEA for option 3 the Parish Council decided to proceed with this option.</p> <p>The SEA concludes that the draft plan assessment presented in Chapter 9 concludes that the current version of the WNP is likely to lead to positive effects in relation to a significant proportion of SEA themes. These benefits largely relate to the Neighbourhood Plan’s focus on enhancing the quality of life of residents, namely through supporting the delivery of housing, employment and improved connectivity throughout the village.</p>
<p>Environment Report submitted alongside the</p>	<p>The report provides an assessment of the</p>	<p>The assessment indicated that the preferred policies of the draft Plan avoided leading to</p>

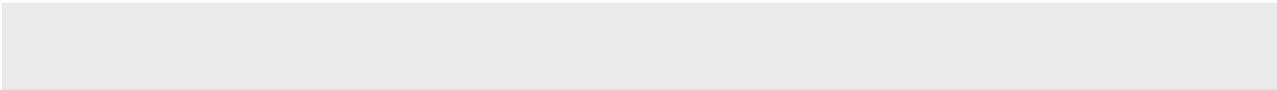
**Neighbourhood Plan,
Sept 2019**

Neighbourhood Plan objectives and policies and alternatives for the location of new housing other land uses.

any significant, negative environment effects and would contribute, in overall terms, to achieving a sustainable pattern of growth and consolidation in the village. The SEA set out options 1, 2 and 3 in regards to site allocations.

The SEA Report concluded that option 3 would deliver on the objective of 'village rationalisation' that options 1 and 2 would not. Potential effects in relation to land, soil and water resources were identified however between the growth options, which were options 2 and 3, there was no difference in assessed impact. Due to the identified benefits to population and community in the SEA for option 3 the Parish Council decided to proceed with this option.

The SEA concludes that submission version of the WNP is likely to lead to positive effects in relation to several SEA themes. These benefits largely relate to the Neighbourhood Plan's focus on enhancing the quality of life of residents through supporting the delivery of housing, employment and improved connectivity throughout the village. The WNP seeks to meet local needs in more accessible locations; supporting local economic vitality while also protecting the natural environment.



3.2 How the Findings of the SEA Have Been Taken into Account

The SEA has helped to shape the direction of the NDP. In particular, the findings of the SEA into the emerging NDP and reasonable alternatives have informed decisions in respect of:

- the policies that the NDP should contain and their content;
- the amount of growth to be accommodated in the plan area;
- the sites to be allocated in the NDP and options for delivering the overall amount of growth required.

It is important to note that during the examination process the examiner recommended the deletion² of section 10 of the plan which allocated housing on sites SPES1, SPES3 and SPES4. The conclusions of the environmental report are based on the submitted plan, rather than the made plan. However, the deletion of the above housing allocations means the made plan more closely reflects the scale of growth and site allocations assessed as option 1 within the environmental report, rather than option 3. The SEA advised that option 1 is the preferable option in certain environmental terms and is not considered to have significant adverse effects on the environment. Therefore, a further revision of the environmental report was not deemed necessary. The text in this SEA adoption statement relates to the submitted neighbourhood plan, but where relevant highlights the changes made during the examination process.

² From paragraph 7.75 onwards in the Examiners Report, available from: <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2020/10/Wheatley-Neighbourhood-Development-Plan-Examiners-Report.pdf>

4 HOW OPINIONS EXPRESSED DURING CONSULTATION HAVE BEEN TAKEN INTO ACCOUNT

4.1 Overview

As set out in Section 1, the development of the NDP has been informed by extensive, ongoing engagement and public consultation, in accordance with the Neighbourhood Planning (General) Regulations 2012 (SI No. 637).

A Consultation Statement was prepared for the NDP in accordance with Paragraph 15 (2)1 of the Regulations which defines a “consultation statement” as a document which:

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

The Consultation Statement sets out the consultation undertaken during the preparation of the NDP, a summary of main issues raised and details of how the comments received have been taken into account.

4.2 SEA Consultation Summary

Following consultation on the scope of the SEA in 2018, Environmental Reports have been prepared and published for consultation at each key NDP stage as set out **Table 3.1** above.

The draft Environmental Report accompanying the Regulation 14 (Pre-submission version of the NDP) was consulted on for 6 weeks which concluded on 21 June 2019; a total of 104 response were received.

Details of the results of consultation at this stage are provided in the Consultation Statement³.

The draft Environmental Report accompanying the Regulation 16 (Submission version of the NDP) was consulted on for 6 weeks which concluded on 18 October 2019; a total of 16 responses were received.

Details of the results of consultation at this stage are provided in the Summary of representations submitted to the examiner⁴.

³ Available from https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2020/10/Appendix-7_Consultation-Statement-submission-version.pdf

⁴ Available from https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2020/10/Wheatley-Website-report_Redacted.pdf

5. THE REASONS FOR CHOOSING THE NDP, AS ADOPTED, IN THE LIGHT OF THE OTHER REASONABLE ALTERNATIVES DEALT WITH

5.1 Overview

Article 5 (1) of the SEA Directive and SEA Regulation 12(2) require that “*an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated*”. Information to be provided includes “*an outline of the reasons for selecting the alternatives dealt with*” (SEA Directive Annex I (h) and SEA Regulations Schedule 2 (8)).

The European Commission guidance on the SEA Directive⁵ discusses possible interpretations of handling ‘reasonable alternatives’ as required by Article 5(1). It states that “*The alternatives chosen should be realistic. Part of the reason for studying alternatives is to find ways of reducing or avoiding the significant adverse effects of the proposed plan or programme*”.

As set out in **Section 3**, the SEA has been an iterative process undertaken alongside and integrated with the development of the NDP itself. The reasonable alternatives considered in preparing the NDP and appraised through the SA have related to:

- development scenarios (the amount of growth to be accommodated in the plan area);
- policy options (including the do-nothing option where relevant);
- site allocations; and
- site configurations (site boundaries and site capacity).

The findings of the appraisal of the preferred approach and reasonable alternatives were reported in the Environmental Reports at each stage of NDP preparation and subject to consultation with the wider community and relevant consultation bodies.

5.2 The Reasons for Choosing the Preferred Approach and for Rejecting Reasonable Alternatives

The Final Environmental Report sets out the reasons for choosing the preferred approach and for rejecting reasonable alternatives, this is summarised below.

The SEA considered three reasonable alternatives. These alternatives include option 1, a low growth scenario providing growth of 441 homes, and options 2 and 3 which look at alternative site allocation scenarios providing growth of 501 and 521 homes respectively. The SEA sets out the reasons for the why option 3 was the preferred approach.

“Option 3 is the preferred option, in accordance with the alternatives assessment findings. Option 3 is found to perform well in terms of a number of objectives, in particular the socioeconomic objectives, given the potential to deliver upon the objective of village ‘rationalisation’.

⁵ EC (2001) *Implementation of Directive 2001/42 on the Assessment of the Effects of Certain Plans and Programmes on the Environment*. Available from http://ec.europa.eu/environment/archives/eia/pdf/030923_sea_guidance.pdf [Accessed June 2017].

Option 1 (do minimum) is certainly a genuine option, and it is notable that the assessment identifies this as the preferable option in certain environmental terms; however, the Parish Council feels that the inevitable environmental draw-backs to housing growth are warranted, given the potential for significant socio-economic benefits. Village rationalisation will also go hand-in-hand with improved ability to reach destinations within the village by walking/cycling, which is an important consideration from an environmental (climate change) perspective.

With regards to Option 2, the assessment shows this option to perform poorly. It is also noted that the assumption underpinning the assessment - namely that the site would be made available for mixed use development, thereby enabling employment uses lost through the redevelopment of Littleworth Industrial Estate to be relocated - may well not hold true.”⁶

Development Scenarios

The South Oxfordshire Local Plan 2035 does not set out a housing growth requirement for Wheatley to be delivered through the Neighbourhood Plan, as it does for some other settlements. This is because Wheatley has a strategic allocation at the Oxford Brookes University, Wheatley Campus will deliver significant growth for the area. The Wheatley Neighbourhood Plan attempted to go beyond this and allocate further sites for residential uses in order to deliver on their priorities. However, the examiner recommended that the housing allocations on sites SPES1, SPES3 and SPES4 were deleted during the examination process.

The SEA assessed three options, a do nothing option (option 1) and two options which looked at the allocation of different prospective sites, the difference being whether sites identified as Green Belt Parcel 8, for 35 homes, or 9, for 55 homes, were allocated.

The made plan incorporates a lower level of development, more in line with what was assessed within option 1 of the environmental report. The SEA advised that option 1 is the preferable option in certain environmental terms and is not considered to have significant adverse effects on the environment.

Policies Included in the NDP

Neighbourhood plans are not obliged to contain policies addressing all types of development. The range and scope of policies to be included in the NDP was considered through production of draft versions of the NDP. Where relevant the do-nothing option was also considered. The SEA assessed the Neighbourhood Plan against the topics in the SEA framework.

- Air Quality- Air Quality has been recorded by SODC in Wheatley centre since 2006. Notably, NO₂ had fallen dramatically from 28 to 24, 2014-2015. The SEA recognised that there is no specific policy on air quality within the WNP. Indirectly however, a number of policies are seen to address the issue of congestion and traffic management, with focus placed on encouraging sustainable transport uses. It

⁶ Paragraph 7.2, SEA of the Wheatley Neighbourhood Plan, AECOM, available from <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2020/11/Wheatley-NP-SEA-AECOM.pdf>

concluded that the proposed policies should help to ensure that the housing growth does not lead to a significant negative effect on air quality.

- **Biodiversity-** The key nationally designated site of biodiversity importance which falls within the Neighbourhood Plan area is Littleworth Brick Pit Site of Special Scientific Interest (SSSI) which is located within the Neighbourhood Plan area, to the southwest. Just outside of the Neighbourhood Plan area lie numerous other nationally designated biodiversity sites, namely Coombe Wood Ancient Woodland to the south, Lyehill Quarry SSSI to the northwest, Holton Wood SSSI to the north, and Brasenose Wood and Shotover Hill SSSI to the west. Urban and rural biodiversity assets within and around the Neighbourhood Plan area are protected through Policy EN1 (Biodiversity). Policy EN1 supports net gains in biodiversity through “the creation of new habitats, the enhancement of existing sites, and the development and implementation of ecological management plans”. This is further supported through Policy H2 (Landscape Character) which requires development to “be sensitive and make a positive contribution to the local character of the area. The SEA concluded that the growth strategy gives rise to relatively limited concerns, and a robust policy framework is proposed, hence neutral effects are predicted.
- **Climate Change-** The SEA found that the Wheatley Neighbourhood Plan supports climate change mitigation through promoting energy efficiency and renewable energy, through policy DSQ1- Individual and Community Energy Projects. The SEA concluded that whilst the Neighbourhood Plan will contribute positively towards addressing climate change, these are not seen to be significant in the context of the SEA process. As such, the NDP is predicted to have a neutral effect on climate change.
- **Landscape and Historic Environment-** The Neighbourhood Plan area has a valued landscape and a rich historic environment, lying next to Shotover Country Park, within the Green Belt, and surrounded by parkland and woodland which provide the setting of the Chilterns. Policies H1 and H2 seek to protect the landscape and surrounding environment, with policies SPES1 to SPES4, which relate to village enhancement sites, look to enhance the public realm. The SEA therefore concludes that the NDP is predicted to have residual uncertain minor positive effects on landscape and historic environment.
- **Land, Soil and Water Resources-** The provisional Agricultural Land Quality dataset shows that the WNP area is predominately covered by Grade 3 agricultural land, however, the data does not differentiate as to whether this is Grade 3a (e.g. the best and most versatile) or lower quality 3b land. Therefore it cannot be determined at this stage if the development of sites supported through the WNP would result in the loss of best and most versatile agricultural land. However, it is important to note that, of the sites allocated for development in Policy SP3, WHE 16 and 22 consist of previously developed land; while WHE15/17 is not currently used for agricultural purposes and is already surrounded by development on three sides. The impact on agriculture should therefore be minimal. The SEA concludes that the NDP is predicted to result in a significant negative effect in respect of this SEA theme due to the permanent loss of best and most versatile agricultural land.
- **Population and Community-** While the OBU site (WHE25) is set to deliver a significant amount of housing growth in the area, there remains pressure on land to provide additional housing requirements. In addition, an aim of the NDP is to

'rationalise' the village. As such, the WNP's strategy is focused on intensification (including higher density) and partial redistribution and/or change of use of land. In this context four sites have been allocated for commercial and residential development. The SEA concludes that it is predicted the NDP will have a significant positive effect on population and community, as it is thought that the WNP will provide a robust development management policy framework for this topic, supporting the overall quality of life of residents.

- Health and Wellbeing- The SEA finds that the health and wellbeing of residents will be supported by the NDP policies which support a high quality public realm, local distinctiveness and landscape/townscape character. In this context maintaining and enhancing the attractiveness of the Neighbourhood Plan area will positively affect residents' quality of life, contributing to the satisfaction of residents with their neighbourhood as a place to live. It concludes that the NDP is predicted to have a significant positive effect on health and well-being.
- Transportation- The NDP highlights that traffic congestion within Wheatley causes major inconvenience to road users, cyclists and pedestrians, and creates an unpleasant environment, particularly within the village centre. The SEA finds that Policy T1 (Impact of Development on the Road Network) seeks to minimise the impact of existing and additional congestion on the road network through supporting the provision of new or improved walking or cycling routes, improvements to public transport, and the incorporation of electric car charging points. In addition, policies H1, P1 SPES1-4 will also contribute to positive effects in relation to road traffic. The SEA concludes that the NDP is predicted to have a minor positive effect on transportation.

Site Options

The SEA considered 3 options when assessing the Wheatley Neighbourhood Plan. Option 1 was the minimum growth option and the allocations in this option are consistent across all 3 scenarios. This took into account housing completions and commitments as they were at the time, the allocation of the site at Oxford Brookes University for 300 homes and a site known as West of Asda for 10 homes.

Options 2 and 3 both took into account a site called Littleworth industrial area for 25 homes, with the difference between the options being on which Green Belt parcel of land was looked at. Parcel 8, a site for 35 homes, or parcel 9 for 55 homes. The SEA found that whilst the sites would deliver relatively similar outcomes in many areas, in regards to population and community a mixed use scheme at GB parcel 9 would deliver on the objective of 'village rationalisation' in a way that a mixed use scheme at GB parcel 8 would not. There would be a clear logic to the layout of Wheatley, with all major employment uses focused at the eastern extent of the village, and the rest of the village given over to residential, community and small-scale employment. GB parcel 9 may also have the potential to deliver new burial space in a location that has been identified as more suitable than GB parcel 8 (when judged against criteria covering matters including access and setting); however, this is highly uncertain.

During the examination process the examiner recommended the deletion of the housing allocations SPES1, SPES3 and SPES4 which were assessed as part of option 3. Consequently, the made plan more closely follows what was assessed within option 1 of

the environmental report, which is not considered to have significant adverse effects on the environment.

6. THE MEASURES THAT ARE TO BE TAKEN TO MONITOR THE SIGNIFICANT ENVIRONMENTAL AND SUSTAINABILITY EFFECTS OF THE IMPLEMENTATION OF THE NDP

6.1 Overview

The SEA Regulations (17 (1)) set out that “*The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying any unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action*”.

The District Council is the responsible authority for the purposes of monitoring the NDP. Planning Practice Guidance states:

“Monitoring the significant effects of the implementation of a neighbourhood plan that was subject to a strategic environmental assessment should be undertaken (see regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004). This will enable unforeseen adverse effects to be identified at an early stage and to enable appropriate remedial actions. The local planning authority should consider arrangements to monitor the significant effects of implementing the neighbourhood plan and reporting this issue in its Monitoring Report.”

The District Council, in its Local Plan⁷, has developed a suite of monitoring indicators that cover the topics identified in the SEA Directive. These will be used to monitor the effects of the Development Plan, including the Wheatley NDP. Appendix A sets out the proposed monitoring indicators for the Local Plan. The Council’s Authority Monitoring Report will be produced annually with information updated as it becomes available.

Wheatley Parish Council is not obliged to produce additional indicators for monitoring at the local level but may do so if it wishes. The Qualifying Body would be responsible for monitoring any additional indicators. In this instance the Wheatley Parish Council has not elected to do so.

⁷ South Oxfordshire Local Plan 2035, available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/adopted-local-plan-2035/>

APPENDIX A: MONITORING INDICATORS FOR THE LOCAL PLAN

1. Strategy

Policy	Indicator	Target
STRAT1: The Overall Strategy	Covered by all other indicators in framework	Covered by all other targets in framework
STRAT2: South Oxfordshire Housing and Employment Requirements	Number of dwellings permitted and completed in the district to meet South Oxfordshire's housing requirement	18,600 homes to be delivered over the plan period
	Progress towards meeting South Oxfordshire's portion of unmet need in the housing market area	Progress towards meeting 4,950 homes between 2021-2035
	Number of dwellings permitted and completed in the district to meet the overall need	23,550 homes to be delivered in the plan period
	Quantum of land permitted and completed for employment by strategic site and allocation	To deliver 39.1 hectares of employment land over the plan period
	Number of homes delivered at the Grenoble Road, Northfield, and Land North of Bayswater Brook strategic allocations	For 4,950 homes to be delivered from 2021 at the Grenoble Road, Northfield, and Land North of Bayswater Brook strategic allocations to meet Oxford City's contribution to the Growth Deal
STRAT3: Didcot Garden Town	Number of planning permissions granted on major development sites contrary to Policy STRAT3	To ensure all relevant planning applications are granted in accordance with this policy
STRAT4: Strategic Development	Progress of essential strategic infrastructure items	To deliver strategic infrastructure items in accordance with the timeframes identified within the Infrastructure Delivery Plan
	Progress of other strategic infrastructure items	
STRAT5: Residential Densities	Average density for major developments permitted by strategic allocation and location	To ensure all relevant planning permissions are only granted in accordance with the policy

STRAT6: Green Belt	Status and type of permissions granted within the Green Belt	To ensure all relevant planning permissions are only granted in accordance with the policy
STRAT7: Land at Chalgrove Airfield	Progress of masterplan for the strategic allocation	To agree a masterplan for the strategic allocation which guides any subsequent planning applications
	Number of homes permitted and delivered at strategic allocation	To permit approximately 3,000 homes and deliver a minimum of 2,105 in the plan period
	Quantum of employment land permitted and completed at strategic allocation	To permit and deliver 5 hectares of employment land at strategic allocation
	Number of pitches permitted and delivered for Gypsies and Travellers	To permit and deliver 3 pitches for Gypsies and Travellers in the plan period
STRAT8: Culham Science Centre	Quantum of employment land permitted and completed at strategic allocation	To deliver a net increase in employment of 7.3 hectares.
STRAT9: Land Adjacent to Culham Science Centre	Progress of masterplan for the strategic allocation	To agree a masterplan for the strategic allocation which guides any subsequent planning applications
	Number of homes permitted and delivered at strategic allocation	To permit approximately 3,500 homes and deliver approximately 2,100 homes in the plan period
	Number of pitches permitted and delivered for Gypsies and Travellers	To permit and deliver 3 pitches for Gypsies and Travellers in the plan period
STRAT10: Berinsfield Garden Village	Number of planning permissions granted on major development sites contrary to Policy STRAT10	To ensure all relevant planning applications are granted in accordance with this policy
STRAT10i: Land at Berinsfield Garden Village	Progress of masterplan for the strategic allocation	To agree a masterplan for the strategic allocation which guides any subsequent planning applications

	Number of homes permitted and delivered at strategic allocation	To permit and deliver around 1,700 homes in the plan period
	Quantum of employment land permitted and completed at strategic allocation	To permit and deliver 5 hectares of employment land at strategic allocation
STRAT10ii: Berinsfield Local Green Space	Status and type of permissions granted on land identified	To ensure land identified acts as Local Green Space
STRAT11: Land South of Grenoble Road	Progress of masterplan for the strategic allocation	To agree a masterplan for the strategic allocation which guides any subsequent planning applications
	Number of homes permitted and delivered at strategic allocation	To permit approximately 3000 homes and deliver approximately 2,480 homes in the plan period
	Quantum of employment land permitted and completed at strategic allocation	To permit and deliver 10 hectares of employment land at strategic allocation
STRAT12: Land at Northfield	Progress of masterplan for the strategic allocation	To agree a masterplan for the strategic allocation which guides any subsequent planning applications
	Number of homes permitted and delivered at strategic allocation	To permit and deliver approximately 1,800 homes in the plan period
STRAT13: Land North of Bayswater Brook	Progress of masterplan for the strategic allocation	To agree a masterplan for the strategic allocation which guides any subsequent planning applications
	Number of homes permitted and delivered at strategic allocation	To permit and deliver approximately 1,100 homes within the plan period
STRAT14: Land at Wheatley Campus, Oxford Brookes University	Number of homes permitted and delivered at strategic allocation	To permit and deliver at approximately 500 homes

2. Settlements and Housing

Policy	Indicator	Target
Policy HEN1: The Strategy for Henley-on-Thames	Number of homes permitted and delivered in Henley-on-Thames	To permit and deliver the number of homes identified for Henley-on-Thames
	Quantum of employment land permitted and completed in Henley-on-Thames	To ensure there is no net loss of employment land
	Quantum of retail floorspace permitted and completed in Henley-on-Thames	To ensure there is no net loss of retail floorspace
Policy TH1: The Strategy for Thame	Number of homes permitted and delivered in Thame	To permit and deliver the number of homes identified for Thame
	Quantum of employment land permitted and completed in Thame	To ensure there is no net loss of employment land
	Quantum of retail floorspace permitted and completed in Thame	To ensure there is no net loss of retail floorspace
Policy WAL1: The Strategy for Wallingford	Number of homes permitted and delivered in Wallingford	To permit and deliver the number of homes identified for Wallingford
	Quantum of employment land permitted and completed in Wallingford	To ensure there is no net loss of employment land
	Quantum of retail floorspace permitted and completed in Wallingford	To ensure there is no net loss of retail floorspace
Policy H1: Delivering New Homes	Covered by all other housing indicators	Covered by all other housing targets
Policy H2: New Housing in Didcot	Number of homes permitted and completed in Didcot at strategic allocation sites	To deliver approximately 6,399 homes at Didcot over the plan period
Policy H3: Housing in the towns of Henley-on-Thames, Thame and Wallingford	Number of homes permitted and completed in Henley-on-Thames, Thame and Wallingford	To deliver the homes required for each town in accordance with the policy

Policy H4: Housing in the Larger Villages	Number of homes permitted and completed by Larger Village	To deliver the homes required for each Larger Village in accordance with the policy
Policy H5: Land to the West of Priest Close, Nettlebed	Homes permitted and completed on allocated site	To deliver approximately 11 homes
Policy H6: Joyce Grove, Nettlebed	Homes permitted and completed on allocated site	To deliver approximately 20 homes
Policy H7: Land to the South and West of Nettlebed Service Station	Homes permitted and completed on allocated site	To deliver approximately 15 homes
Policy H8: Housing in the Smaller Villages	Number of homes permitted and completed by Smaller Village	To deliver homes in the Smaller Villages in accordance with the policy
Policy H9: Affordable Housing	Percentage of affordable housing provided on major developments or where the site has an area of 0.5 hectares or more	To ensure all planning permissions on major developments or where the site has an area of 0.5 hectares or more provide 40% affordable housing or in accordance with policy
	Tenure split	To provide a split of 40% affordable rented, 35% social rented and 25% intermediate housing
Policy H10: Exception Sites and Entry Level Housing Schemes	Status of permissions granted for rural exception sites	To ensure all applications are granted in accordance with the policy
	Site size and number of units permitted for entry level housing schemes by settlement	To ensure cumulative impact of development does not exceed the policy threshold
Policy H11: Housing Mix	Average housing mix of planning permissions	To ensure the cumulative delivery of planning permissions for housing developments provides a housing mix that accords with the latest evidence available

<p>Policy H12: Self-Build and Custom-Build Housing</p>	<p>Number of registered interests on the self and custom build register compared with the potential supply of self and custom build housing</p>	<p>To ensure the district's need for self and custom build housing is being met</p>
	<p>Percentage of self and custom build plots on strategic allocations</p>	<p>3% of developable plots to be set aside as self and custom build plots on strategic allocations</p>
<p>Policy H13: Specialist Housing for Older People</p>	<p>Amount and type of housing designed for older people permitted and within the district</p>	<p>To meet the identified need for specialist housing for older people</p>
<p>Policy H14: Provision for Gypsies, Travellers and Travelling Showpeople</p>	<p>Number of pitches and plots permitted and delivered for Gypsies, Travellers and Travelling Showpeople by location</p>	<p>To meet the identified need for pitches and plots for Gypsies, Travellers and Travelling Showpeople</p>
<p>Policy H15: Safeguarding Gypsy, Traveller and Travelling Showpeople Sites</p>	<p>Status and type of permissions granted on Safeguarded Gypsy, Traveller and Travelling Showpeople sites</p>	<p>To ensure development is in line with the policy</p>
<p>Policy H16: Backland and Infill Development and Redevelopment</p>	<p>Status and type of housing permitted not in accordance with policy</p>	<p>To ensure development is in line with the policy</p>
<p>Policy H17: Sub-division and Conversion to Multiple Occupation</p>	<p>Status and type of permissions relating to sub-divisions of houses in multiple occupation</p>	<p>To ensure development is in line with the policy</p>
<p>Policy H18: Replacement Dwellings</p>	<p>Status and type of replacement housing permissions outside the built-up limits of settlements</p>	<p>To ensure development is in line with the policy</p>

Policy H19: Rural Workers Dwellings	Status and type of rural worker dwelling application	To ensure development is in line with the policy
Policy H20: Extensions to Dwellings	Status and type of permissions	To ensure development is in line with the policy
Policy H21: Loss of Existing Residential Accommodation in Town Centres	Status and type of permissions	To ensure development is in line with the policy

3. Employment

Policy	Indicator	Target
Policy EMP1: The Amount and Distribution of New Employment Land	Quantum of employment land permitted and completed, by location	To deliver a minimum of 39.1 hectares of employment land
Policy EMP2: Range, Size and Mix of Employment Premises	Status of permissions proposing employment use of up to 150sqm	To encourage proposals for start-up/ incubator businesses
	Status of permissions proposing employment use of up to 500sqm	To encourage proposals for grow-on space
Policy EMP3: Retention of Employment Land	Amount of employment land lost to other uses not in accordance with the policy	To ensure all planning permissions are granted in accordance with the policy
Policy EMP4: Employment Land in Didcot	Quantum of employment land permitted and completed in Didcot at EMP4i and EMP4ii	To deliver 2.92 hectares of employment land
Policy EMP5: New Employment Land at Henley-on-Thames	Quantum of employment land permitted and completed at Henley-on-Thames	To deliver at least a further 1 hectare of employment land in addition to that allocated in the Joint Henley and Harpsden Neighbourhood Development Plan

Policy EMP6: New Employment Land at Thame	Quantum of employment land permitted and completed at Thame	To deliver at least a further 3.5 hectares of employment land in addition to that allocated in the Thame Neighbourhood Development Plan
Policy EMP7: New Employment Land at Wallingford	Quantum of employment land permitted and completed at Wallingford	To deliver 4.19 hectares of employment land
Policy EMP8: New Employment Land at Crowmarsh Gifford	Quantum of employment land allocated, permitted and completed	To deliver at least 0.28 hectares of employment land
Policy EMP9: New Employment Land at Chalgrove	Quantum of employment land permitted and completed at Land at Monument Business Park	To deliver 2.25 hectares of employment land at Land at Monument Business Park
Policy EMP10: Development in Rural Areas	Status and type of applications for employment uses in the open countryside	To ensure all planning permissions are granted in accordance with the policy
Policy EMP11: Tourism	Status and type of permissions granted for visitor economic developments.	To deliver a net increase in development for visitor economy over the plan period in accordance with the policy
Policy EMP12: Caravan and Camping Sites	Status and Type of permissions granted for Caravan and Camping Sites	To ensure all planning permissions are granted in accordance with the policy
Policy EMP13: Retention of Visitor Accommodation	Amount of C1 use floorspace lost	To ensure all planning permissions are granted in accordance with the policy

4. Infrastructure

Policy	Indicator	Target
Policy INF1: Infrastructure Provision	Covered by all other infrastructure indicators	Covered by all other infrastructure targets

Policy TRANS1a: Supporting Strategic Transport Investment Across the Oxford to Cambridge Arc	Progress of infrastructure within the Oxford to Cambridge Arc	Positive progress towards the Oxford to Cambridge Arc's identified priorities
Policy TRANS1b: Supporting Strategic Transport Investment	Progress of transport projects identified in the Local Transport Plan	To support the development and delivery of transport projects
Policy TRANS2: Promoting Sustainable Transport and Accessibility	Monitoring of Travel Plans for developments of over 80 dwellings	To ensure developments meet sustainable travel targets in Travel Plans.
	Progress of transport schemes	Covered by target for TRANS1b
	To monitor designated Air Quality Management Areas	To ensure development supports improvements to air quality and meets the AQMA's standards
	Level of cycle movements*	To increase the proportion of journeys undertaken by cycling locally
Policy TRANS3: Safeguarding of Land for Strategic Transport Schemes	Status and use of planning permissions on land safeguarded	To ensure all planning permissions are only granted in accordance with the policy
Policy TRANS4: Transport Assessments, Transport Statements and Travel Plans	Monitoring of Travel Plans for developments over 80 dwellings	Covered by target for TRANS2
Policy TRANS5: Consideration of Development Proposals	Number of permissions granted against technical advice	To ensure all planning permissions are only granted in accordance with the policy
Policy TRANS6: Rail	Status and type of planning permissions related to rail services	To ensure all planning permissions are only granted in accordance with the policy

Policy TRANS7: Development Generating New Lorry Movements	Number of permissions granted against technical advice	To ensure all planning permissions are only granted in accordance with the policy
Policy INF2: Electronic Communications	Compliance with Building Regulations	To ensure delivery of dwellings is in compliance with Building Regulations
Policy INF3: Telecommunications Technology	Number of planning permissions refused	To ensure all planning permissions are only refused in accordance with the policy
Policy INF4: Water Resources	Number of planning permissions granted against technical advice	To ensure all planning permissions are only granted in accordance with the policy

* On those routes in South Oxfordshire that are monitored by the highways authority.

5. Environment

Policy	Indicator	Target
Policy ENV1: Landscape and Countryside	Status and type of permissions permitted in the AONBs	To ensure all planning permissions are granted in accordance with the policy
Policy ENV2: Biodiversity - Designated Sites, Priority Habitats and Species	Changes in areas of Priority Habitats and Species	No net loss
	Number of permissions granted contrary to consultee advice on impact on Special Areas of Conservation	To ensure all planning permissions are granted in accordance with the policy
	Number of permissions granted contrary to consultee advice on impact on SSSI's	To ensure all planning permissions are granted in accordance with the policy
Policy ENV3: Biodiversity	Change in biodiversity area and/or sites	To deliver a net gain in biodiversity area
Policy ENV4: Watercourses	Number of planning permissions granted against technical advice	To ensure all planning permissions are only granted in accordance with the policy

Policy ENV5: Green Infrastructure in New Developments	Number of planning permissions granted against technical advice	To ensure all planning permissions are only granted in accordance with the policy
Policy ENV6: Historic Environment	Number of buildings on the 'Heritage at Risk' Register	To protect all buildings on the 'Heritage at Risk' Register and facilitate their subsequent removal from the Register
	Number of new Conservation Area Character Appraisals	To agree a programme of the review and production of Conservation Area Character Appraisals and deliver that agreed programme
	Progress of Heritage Partnership Agreements	To ensure the completion of Heritage Partnership Agreements where appropriate for any listed building on an 'at risk' register
Policy ENV7: Listed Buildings	Number of planning permissions granted against technical advice	To ensure all planning permissions are granted in accordance with the policy
Policy ENV8: Conservation Areas	Number of planning permissions granted against technical advice	To ensure all planning permissions are granted in accordance with the policy
Policy ENV9: Archaeology and Scheduled Monuments	Status and type of planning permissions	To ensure all planning permissions are granted in accordance with the policy
Policy ENV10: Historic Battlefields, Registered Park and Gardens and Historic Landscapes	Status and type of planning permissions	To ensure all planning permissions are granted in accordance with the policy
Policy ENV11: Pollution - Impact From Existing and/ or Previous Land Uses on New Development and the Natural Environment (Potential Receptors of Pollution)	Number of planning permissions granted against technical advice	To ensure all planning permissions are granted in accordance with the policy

Policy ENV12: Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)	Number of planning permissions granted against technical advice	To ensure all planning permissions are granted in accordance with the policy
Policy EP1: Air Quality	To monitor designated Air Quality Management Areas (AQMAs)	To ensure development supports improvements to air quality and meets the AQMAs standards
Policy EP2: Hazardous Substances	Number of planning permissions granted against technical advice	To ensure all planning permissions are granted in accordance with the policy
Policy EP3: Waste Collection and Recycling	Percentage of household waste sent for re-use, recycling or composting	To take the opportunities presented by new development to deliver a percentage increase of household waste sent for re-use, recycling or composting
Policy EP4: Flood Risk	Number and detail of permissions granted contrary to Environment Agency advice on flooding	To ensure all planning permissions are granted in accordance with the policy
Policy EPS: Minerals Safeguarding Areas	Status and use of planning permissions on land safeguarded	To ensure all planning permissions are only granted in accordance with the policy

6. Design

Policy	Indicator	Target
Policy DES1: Delivering High Quality Development	Covered by all other design indicators	Covered by all other design targets
Policy DES2: Enhancing Local Character	Number of planning permissions granted against technical advice	To ensure all planning permissions are granted in accordance with the policy

Policy DES3: Design and Access Statements	Number of permissions granted for major development supported by an appropriate masterplan and design and access statement.	To ensure all major development is accompanied by a masterplan and design and access statement.
Policy DES4: Masterplans for Allocated Sites and Major Development	Covered by indicator for DES3	Covered by target for DES3
Policy DES5: Outdoor Amenity Space	Covered by indicator for DES3	Covered by target for DES3
Policy DES6: Residential Amenity	Covered by indicator for DES3	Covered by target for DES3
Policy DES7: Efficient Use of Resources	Covered by indicators for EP1, EP3 and DES9	Covered by targets for EP1, EP3 and DES9
Policy DES8: Promoting Sustainable Design	Number of permissions granted that incorporate climate change adaptation measures	To ensure all planning permissions are granted in accordance with the policy
	Covered by indicators for DES10	Covered by targets for DES10
Policy DES9: Renewable and Low Carbon Energy	Number of, status and type of permission granted for renewable and low carbon energy installations	To deliver schemes for renewable energy in accordance with the policy, thereby contributing to the UK's renewable and low carbon energy target.
	Renewable and low carbon energy capacity	To increase the renewable and low carbon energy capacity for the district
	Renewable and low carbon electricity generation	To increase the renewable and low carbon electricity generation for the district

Policy DES10: Carbon Reduction	Percentage carbon reduction approved as part of a planning application (against a 2013 Building Regulations compliant base case)	To reduce the carbon emissions resulting from residential and non-residential development
	Number of permissions approved supported by an appropriate energy statement	To ensure all relevant development is accompanied by an energy statement

7. Town Centres

Policy	Indicator	Target
Policy TC1: Retail and Services Growth	Net change in comparison and convenience retail floorspace	Provision of a net increase of 26,640sqm comparison and 4,500sqm convenience retail floorspace
Policy TC2: Retail Hierarchy	Retail use class development permitted by settlement hierarchy	To ensure applications are granted in accordance with policy
	Number of applications approved and refused for 500sqm or greater of retail floorspace accompanied with a Retail Impact Assessment	To ensure applications are granted in accordance with policy
Policy TC3: Comparison Goods Floorspace Requirements	Comparison retail floorspace permitted by settlement hierarchy	To ensure applications are granted in accordance policy
Policy TC4: Convenience Floorspace Provision in the Market Towns	Provision of convenience floorspace (sqm retail floor space) at Henley-on-Thames, Thame and Wallingford	To ensure 1,500sqm of food retail floorspace is provided at Henley-on-Thames, Thame and Wallingford in accordance with policy
Policy TC5: Primary Shopping Areas	Number of planning permissions granted resulting in loss of retail floorspace in Primary Shopping Areas	To ensure applications are granted in accordance with policy

8. Community Facilities

Policy	Indicator	Target
Policy CF1: Safeguarding Community Facilities	Number of community facilities* lost	To ensure all planning permissions are granted in accordance with the policy
Policy CF2: Provision of Community Facilities and Services	Status and type of permissions for community facilities	To increase the provision of the community facilities
Policy CF3: New Open Space, Sport and Recreation Facilities	Provision of sporting facilities	An increase in sports facilities in the South Oxfordshire area
Policy CF4: Existing Open Space, Sport and Recreation Facilities	Number of permissions leading to the loss of open space, sport and recreation facilities	To ensure there is no loss of open space, sport and recreation facilities except where in accordance with the policy
CF5: Open Space, Sport and Recreation in New Residential Development	Number of new residential development permissions that provide for, or contribute towards, open space, sport, recreation and play facilities	To increase the provision of open space, sport, recreation and play facilities in new residential development in South Oxfordshire

* Facilities under Use Class F2 Local Community Uses (shops smaller than 280sqm and without another shop in 1,000 metres, a hall or meeting place for the principal use of the local community, outdoor sport or recreation locations, and swimming pools or skating rinks), Use Class F1 Learning and non-residential institutions, and the following Sui Generis uses: drinking establishments, cinemas, concert/dance/bingo halls, theatres.