

Pyrton 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

9 JANUARY 2023

1 Introduction

1.1 The Neighbourhood Development Plan

The Pyrton Neighbourhood Development Plan (NDP) was ‘made’ (adopted) by South Oxfordshire District Council (the District Council) on 11 April 2019 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 to 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 a neighbourhood plan, 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 in July 2016, which was updated in September 2016 both of which concluded that the NDP was likely to have significant effects on the environment and that SEA was required.

Consequently, a SEA was undertaken by Pyrton Parish Council (the authors of the NDP) comprising of:

- A Scoping Report, dated July 2016
- Sustainability Appraisal, published 7 February 2018
- Landscape and Green Space study, published 7 February 2018

In assessing the emerging NDP and also in line with the PPG, the Pyrton Parish Council decided to undertake a Sustainability Appraisal (SA) that was compliant with the SEA Directive but also considered wider social and economic effects. References to the 'Environmental Report' and 'SEA' in this Post-Adoption Statement refer to the relevant SA Report.

The reports can be viewed at: <http://www.southoxon.gov.uk/Pyrton-NP>

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:

“The PNP is designed to secure a sustainable future for the parish that will conserve and enhance for future generations the features of Pyrton valued by today’s residents, along with those who visit and appreciate the qualities of the parish”

The Vision is supported by six objectives in the NDP which are as follows:

“a. To conserve and enhance the quality and character of the built and natural environment in Pyrton, including its history, heritage assets and landscape, for the benefit of residents, visitors and future generations:

i. Maintain the present ‘open buffer’ or ‘local gap’ between Pyrton and Watlington in order to retain their respective identities and character;

ii. Ensure any new development respects, complements and enhances the existing built and natural environment;

iii. Ensure any new development conserves and enhances, where relevant, the parish’s conservation area, listed buildings, Shirburn registered park and gardens, the Watlington and Pyrton Hills SSSI, Knightsbridge Lane SSSI, and the Chilterns Area of Outstanding Natural Beauty (AONB), and, where relevant, their respective settings;

iv. Conserve and enhance key community assets.

- b. To support the growth of the parish through the delivery of new homes, commensurate with the character of the parish, to contribute towards district housing needs, including affordable housing:*
- i. Demonstrate that the number and density of new homes will tie in with, and relate well to, existing development;*
 - ii. Deliver an appropriate mix of new housing types and tenures commensurate with district requirements.*
- c. To establish principles for the redevelopment of the former MoD site (PYR1) to enable the site to return to positive use:*
- i. Confirm the allocation of the site for housing;*
 - ii. Ensure that an acceptable relationship is achieved with the neighbouring land off Pyrton Lane (PYR2);*
 - iii. Ensure that the site is carefully designed so it does not have an adverse impact on the character of the built and natural environment in Pyrton.*
- d. To establish design principles to guide and maintain the quality of future development in the parish:*
- i. Ensure any new development generally accords with local architectural design styles and principles, without stifling the potential for high quality innovative design.;*
- e. To establish the function of the charity land in Pyrton village to the east of Pyrton Lane and Christmas Common, and PYR2:*
- i. Confirm the role of the charity land to the east of Pyrton Lane and PYR2 in conserving and enhancing the separate identities of Pyrton and Watlington;*
 - ii. Ensure the Pyrton and Christmas Common charity lands continue to play a valuable role for the parish, including enhancing Pyrton's setting, and benefit the local community.*
- f. To identify measures to improve existing services and infrastructure:*
- i. Determine which aspects of the existing services and infrastructure within the parish require improvements;*
 - ii. Identify proposals that may be funded by CIL in order to improve, sustain and enhance existing services and infrastructure;*
 - iii. Take this opportunity to develop an Action Plan to include matters that do not necessarily fall within the scope of land use and development, but which are important to the parish."*

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

Policy BNE2 on Landscape Character sets out to ensure protection of the distinctive landscape character parish, especially in relation to the Chilterns AONB, and of areas of

natural habitat associated with local SSSIs. Under this policy, development proposals within the NDP area should demonstrate that they have sought to include:

- a. habitat restoration, re-creation and expansion;
- b. improved links between existing ecological sites;
- c. buffering of existing important ecological sites;
- d. new biodiversity features within the development; and
- e. management for long-term enhancement of biodiversity.

Policy BNE1 requires that any development protects and enhances the historic heritage of the parish associated with Shirburn Castle and Pyrton Manor, while policies BNE3 and BNE4 seek to preserve green spaces that are vital to the parish and to prevent coalescence between Pyrton and Watlington. Policy BNE5 focuses on the need for flood protection and drainage in relation to any development, and BNE6 on footpaths and bridleways. Policy H1 covers new homes to be delivered on PYR1 (see also policy SA1), with housing to be consonant in terms of design and scale with the natural and built environment.

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 2016 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

Sustainability Assessment Framework:

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

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)

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 Ministry of Housing, Communities and Local Government) 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).

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

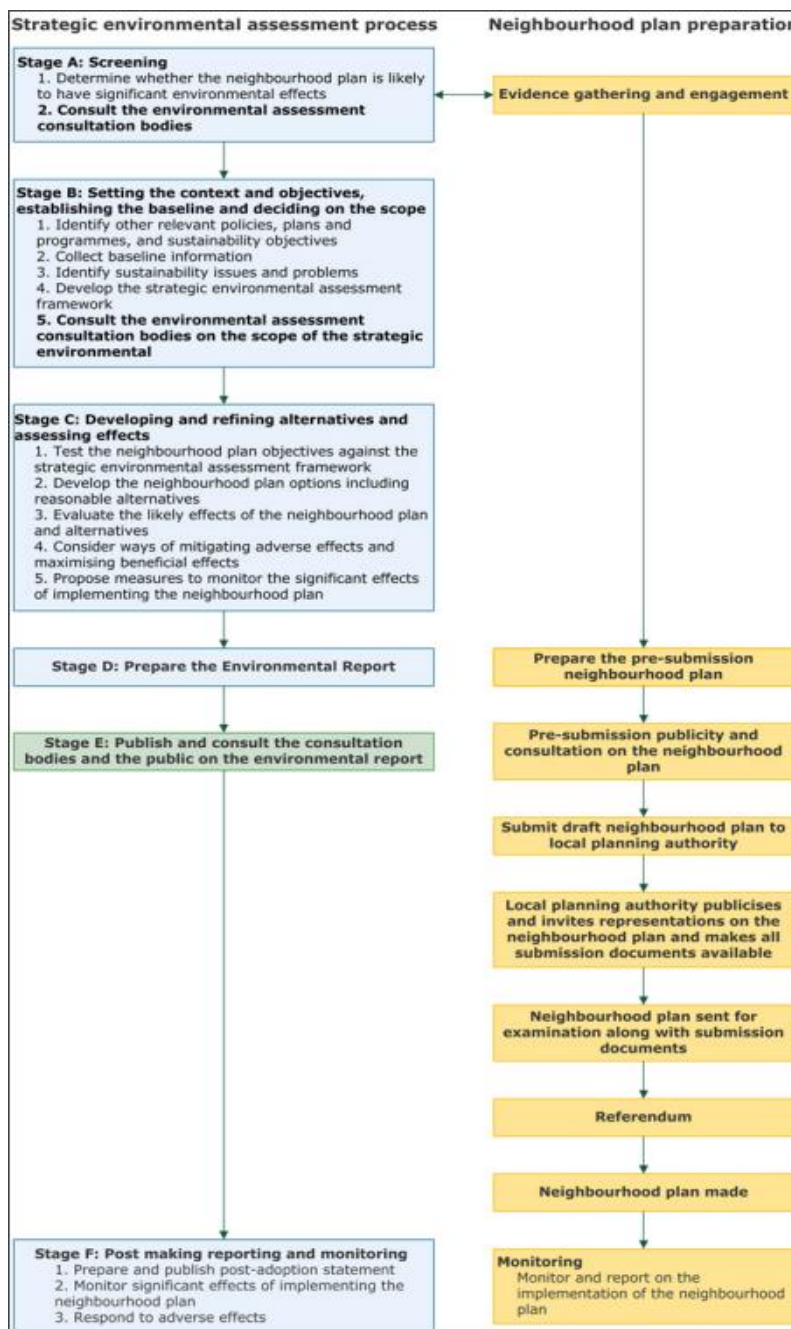
The appraisal identified the likely changes to the baseline conditions as a result of the NDP's implementation. These effects were described (where possible) in terms of their extent, the timescale over which they could occur, whether the effects would be temporary or permanent, positive or negative,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

3 HOW THE ENVIRONMENTAL REPORT HAS BEEN TAKEN INTO ACCOUNT

3.1 Overview

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** shows how different iterations of the Sustainability Appraisal have interacted and informed the preparation of the neighbourhood plan.

Table 3.1 Summary of SEA Iterations



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 of 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.

Through the SEA, a number of mitigation measures were set out to mitigate potential negative effects identified. Measures have also been included to maximise the potential positive effects identified.

Table 3.2: Mitigation arising from the SEA

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 Pyrton and Shirburn Conservation Areas, Pyrton 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.

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 SA Consultation Summary

Following consultation on the scope of the SEA in October 2016, Environmental Reports have been prepared and published for consultation at each key NDP stage as set out **Table 3.1** above.

A five week consultation was undertaken on the Scoping Report which was sent to the statutory consultees in October 2016; a total of three responses were received.

Comment on SA content	Response to comment
<i>Natural England</i>	
<p>The following types of plans relating to the natural environment should be considered where applicable to the area:</p> <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 	<p>The suggested plans have been added to the review of documents in section 3 where appropriate</p>
<p>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</p>	<p>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.</p>

<p>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.</p>	<p>Noted. The second objective has been amended to include reference to access to the natural environment.</p>
<p>Relevant sources of baseline information include the government's Magic website, local environmental records centres, local landscape character assessments and AONB management plans.</p>	<p>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.</p>
<p>Natural environment issues that should be considered include landscape, priority habitats, priority and protected species and best and most versatile agricultural land.</p>	<p>The SA objectives cover landscape and priority habitats and species. Best and most versatile agricultural land is addressed under the protection of soil resources.</p>
<p>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.</p>	<p>Noted. These elements have been considered in the preparation of the plan.</p>
<p><i>Environment Agency</i></p>	
<p>Pleased to see that the objectives within the scoping 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.</p>	<p>Noted.</p>
<p>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.</p>	<p>All the proposed site allocations are in flood zone 1 and none fall within 20 m of a watercourse.</p>
<p><i>Historic England</i></p>	
<p>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</p>	<p>Noted. The aim has been updated as suggested</p>
<p>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.</p>	<p>Noted</p>
<p>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</p>	<p>Noted</p>

<p>to create a parish design code and to guide and maintain the quality of any future development and its associated objectives.</p>	
<p>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.</p>	<p>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.</p>
<p>Welcome the recognition of “support the character, vitality and distinctiveness of the parish” and “enhance and manage the quality of the built, historic and natural environment” 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.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<p>Welcome the recognition of the designated and, briefly, non-designated heritage assets in the parish in 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>Noted. The dates of the conservation area designations have been added to the baseline section. 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</p>

	information on the historical development of the parish is provided in the NP.
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.	Information on the condition of the listed buildings and structures in Pyrton village has been added to the baseline section.
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?	Information on the condition of Pyrton Conservation Area and the listed buildings and structures in the village has been added to the baseline section
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	Conservation and enhancement of the parish's historic environment has been added to the list of key sustainability issues in Table 3.
Welcome in principle SA objective 8, although it should be "to conserve and enhance the significance of the parish's historic environment...". 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	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
Would also expect the scoping report to set out the 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: <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. 	In view of the scale and purpose of the PNP, it was considered appropriate for the assessment to be undertaken qualitatively against the SA objectives, rather than based quantitatively on indicators.

Details of the results of consultation at this stage are provided in the Sustainability Appraisal Report.

The draft Environmental Report accompanying the Regulation 14 (Pre-submission version of the NDP) was consulted on starting from 5 May 2017 and concluding on 16 June 2017; a total of 21 response were received.

The following responses were received referring to the SA / Environmental Report:

Natural England

“We note that, having considered a number of alternative sites, the Neighbourhood Plan allocates 3 sites for development. As recognised in the Sustainability Appraisal, and the plan itself, one of the key issues for development is the location within the setting of the Chilterns AONB, and consequently the potential for negative impacts on this protected landscape. The policy ‘BNE1 Landscape Character’ is therefore welcomed. With regard to Policy SA1, which allocates the former MOD site for development of around 15 houses, we advise that the policy emphasises the need for a Landscape and Visual Impact Assessment (LVIA) to be submitted with applications, and also the need for applications to take into account the recommendations of the SODC Landscape Capacity Study in relation to this site (as quoted in the contextual text for Policy SA1). We also advise that the PNP take advice from the Chilterns Conservation Board; their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB’s statutory management plan, will be a valuable contribution to guide development here. Equally, whilst of a smaller scale, we would advise that the other allocated sites which also sit within the setting of the AONB should also be subject to LVIA.”

Action taken in response: Policy BNE1 has now become Policy BNE2. SA1 emphasis the need for a LVIA and also the need for applications to take into account the recommendations of the SODC Landscape Capacity Study. Natural England’s advice regarding the AONB prompted a Landscape and Green Space Study of Pyrton Parish. This is now included as one of the PNP supporting documents. Other allocated sites within the PNP which also sit within the setting of the AONB should be subject to LVIA.

South Oxfordshire District Council

“The Sustainability Appraisal identifies that the site is close to facilities in Watlington but there is no indication that these are accessible.

The sustainability of the location and of the proposed development should be a key consideration. You should also consider the potential impact of the loss of employment opportunities on this site.

General comment 1 in row 6 is also relevant to this policy.

You should critically evaluate whether/how this proposed allocation could contribute towards the achievement of sustainable development.”

Action taken in response: *“Sustainability: supporting text to Policy SA1: Former MoD site notes that the site benefits from pavement linkages to services and facilities in Watlington, in reasonable proximity to the site. It is therefore in a sustainable location, although any development is likely to lead to additional local traffic.”*

Details of the results of consultation at this stage are provided in the Consultation Report February 2018.

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 Directive² 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); and
- site allocations.

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 compatibility of the PNP and sustainability objectives was examined using a matrix (Table 6 of SA), to assess the extent to which the NDP objectives were in accordance with sustainability principles and to highlight areas where this could be improved. There were 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. Potential conflicts were 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 was not possible to amend the NP objectives to reduce these conflicts. However the PNP was amended to incorporate a range of requirements to

² 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].

mitigate potential negative effects, as well as to maximise the potential positive effects. These included 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).

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

Development Scenarios

SODC did not allocate any housing to Pyrton, which it categorises as an 'Other Village' in its adopted settlement strategy. A housing needs survey found no existing or immediate future parish need for more houses, but the PNP steering group supported a contribution of 15-20 houses towards the wider area housing need (as identified in the Oxfordshire Strategic Housing Market Assessment [SHMA], 2014). Parishioners endorsed the group's recommendation and agreed the parish should put forward for development two sites to accommodate 3-5 houses (for both of which planning consent was given by SODC) and the former MoD site (PYR1) to supply up to 15 more houses. The sum of 18-20 houses would amount to a sizeable contribution by a parish with just 93 dwellings at present.

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. Relevant policy areas and reasonable alternatives are summarised below.

PNP stance on individual sites considered for development within the parish, of which further details given below under 'Site Options':

a. Charity field by Pyrton Lane: the PNP underlines the community value of this open field and seeks to protect, preserve and enhance it as a 'local green space', in line with the requirements set out in paras 101-102 of the National Planning Policy Framework (NPPF). The preservation of this green space is designed to contribute to preserving Pyrton's distinct identity by helping to prevent coalescence with Watlington. It will also help safeguard the views from and to the AONB, protect the neighbouring conservation area and heritage assets in Pyrton, and enable villagers to continue to draw value from use of the land for communal purposes (see NDP policy *BNE3*).

b. PYR2: For parishioners, it is vital to ensure there is no coalescence between Pyrton and Watlington and that Pyrton retains its distinct identity. PYR2 is therefore designated a 'local gap' under policy *BNE4*. This designation is also to help safeguard Pyrton's setting, and ensure minimum damage to views to, and from, the AONB as well as to the settings of abutting Pyrton Manor, Pyrton conservation area, and Shirburn registered park and gardens. The PNP supports uses of PYR2 that minimise harm to its function as a rural buffer between the two settlements of Pyrton and Watlington or to its open character. Supported uses might include playing fields for Watlington primary school or Icknield Community College, a community sports ground, allotments or other like amenities for the benefit of the communities of Watlington and Pyrton. SODC included the safeguarding of a

route for a mooted Watlington edge road on this site under the SODC Emerging Local Plan. Because of question marks over the necessity, feasibility, deliverability and funding of this mooted edge road, and in the absence to date of a full supporting traffic assessment, the PNP does not reflect this safeguarding directly in its policies. The PNP makes an exception to the local gap policy for any necessary expansion of the Icknield Community College.

c. Former MoD site (PYR1): this is a 'brownfield' site that is run-down and unsightly. In principle, the PNP supports the construction on this site of houses at a density that would not have an adverse impact on the character of the area, with an appropriate proportion of affordable housing, as a community contribution to wider district housing needs (see Policy SA1). This site is now subject to a planning application for a care home, 37 assisted living units, and four staff accommodation units.

d. Field opposite Pyrton village hall: this horse paddock with its views into Shirburn park and to the Chilterns is to remain a 'local green space' in line with the requirements set out in paras 101-102 of the National Planning Policy Framework (NPPF). This designation is crucial to maintaining the rural, open nature of the core village, consistent with criterion (ii) of SODC Policy H4. See NDP Policy *BNE3*.

e. Land between Old Vicarage Cottage and the Lodge House: SODC gave planning permission for the construction of two houses on this open two-hectare site.

f. Land at New Farm ('infill'): SODC gave planning consent for 3 houses on this site.

Site Options

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.

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 were not assessed in the SA, as they were 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.

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 2.1), 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.

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 flood plain 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. 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.

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 was being

delivered in the parish, the site was no longer required for this use. It was 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 greenspace to help conserve the rural, open nature of the core village. The Poppet'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.

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 Local Plan contains a number 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 Pyrton NDP. Appendix A of this document sets out the monitoring indicators for the Local Plan. The Council’s Authority Monitoring Plan will be produced annually with information updated as it becomes available.

Pyrton 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 Pyrton Parish Council has not elected to do so.

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 EP5: 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.