



**Wing Neighbourhood Plan
Sustainability Appraisal & Strategic
Environmental Assessment Report**

July 2014

Non-Technical Summary

This document is the Sustainability Appraisal and Strategic Environmental Assessment of Wing Neighbourhood Plan. It ensures that the Neighbourhood Plan promotes sustainable development as required and explained by the National Planning Policy Framework and fulfills the requirements of the European Directive 2001/42/EC.

It is important to read this document alongside the Neighbourhood Plan itself, the Scoping Report, the Site Assessment Report and the Consultation Report.

The structure and content of this document is as follows:

- Section 1 gives the background and context of the NP and Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)
- Section 2 highlights the Wing Neighbourhood Plan Objectives and tests them against the SA framework identified in the SA Scoping Report
- Section 3 considers the selection and assessment of alternatives and the reasons for selecting the preferred alternatives
- Section 4 considers sites against the SA Framework. Full analysis of all the site options are assessed against the SA Framework separately in the Site Assessment Report. The 3 sites which progressed furthest have been subjected to a more thorough SA/SEA process to look at short medium and long term impacts and any mitigation measures proposed.
- Section 5 tests the Pre-Submission policies against the SA Framework. It looks at scope for improvement and mitigation of the various options and overall impact of the Plan.
- Section 6 sets out Next Steps and references monitoring.

1. Introduction and Background

- 1.1. This report is the Sustainability Appraisal/Strategic Environmental Assessment of the Wing Neighbourhood Plan (Draft March 2014). The final Wing Neighbourhood Plan will be 'made' by Aylesbury Vale District Council (AVDC) and will form part of the planning process. As well as the prominent issue of where housing land will be allocated, the Plan will deal with a number of other key issues. This sustainability appraisal report has been produced in order to comply with European Directive 2001/42/EC concerning Strategic Environmental Assessment (SEA). All land-use plans likely to have effects upon the environment are required to undergo this SEA process.
- 1.2. The SA Scoping Report was published in March 2013 and forms the background for this report. It was updated following comments from the statutory consultees in October 2013.

Wing and its location

- 1.3. Wing is situated 8 miles to the northeast of Aylesbury on the A418, 3 miles west of Leighton Buzzard and 12 miles south of Milton Keynes. The village is within the parish and ward of Wing, which also includes the settlements of Burcott to the north and Ascott to the east. The Grand Union Canal is located approximately 2.5 miles due east. Other villages just beyond the parish boundary are Cublington, Mentmore and Stewkley.

Neighbourhood Planning and Policy Context

- 1.4. Neighbourhood Development Plans (NP's) must comply with the National Planning Policy Framework (NPPF) and local plans as set out in the Localism Act 2011. The Local Plan in place currently in Aylesbury Vale District is the Aylesbury Vale District Local Plan 2004 – 2011 (AVDLP). This has a number of saved policies which are relevant for emerging NP's to be in general conformity with.
- 1.5. Since the Scoping Report was published, the local planning policy background has changed. Following withdrawal of the Vale of Aylesbury Plan (Feb 2014) from examination following the Inspectors report and conclusions that the plan had not been prepared in accordance with the 'Duty to Cooperate' with its neighbouring planning authorities, nor was the VAP 'sound' in its overall provision of housing and jobs, there is no up to date Local Plan in place, nor is there likely to be one in place for a couple of years. However, the National Planning Practice Guidance (NPPG) was published in March 2014 which clearly states that 'neighbourhood plans can be developed before or at the same time as the local planning authority is producing its Local Plan'.

- 1.6. The AVDLP does not have up to date housing numbers required across the District (i.e. it does not identify or meet objectively assessed housing needs in line with the NPPF) as such there is no currently up to date housing target for NP's to comply with. The District Council have issued a Guidance Note for Neighbourhood Plans (March 2014), giving options for progressing NP's.
- 1.7. Wing Neighbourhood Plan seeks to allocate 2 sites for housing development, but does not propose a maximum amount of housing up to 2031. It therefore accords with the general principles outlined in the NPPG and AVDC's Guidance Note. The remainder of its policies are in conformity with the AVDLP.

Methodology

- 1.8. This SEA/SA has been undertaken by the same team that has written the Neighbourhood Plan ensuring that no information has been missed through the process. Guidance has been taken from the Levett-Therivel 'DIY SA:Sustainability Appraisal of Neighbourhood Plans'. The SA Framework (Table 1) was initially developed within the Scoping Report and is the main tool for appraising the Wing NP. The Framework is used to test the objectives of the Plan to ensure that they are as sustainable as possible. The Framework is also used to test the site options and to appraise the plan as a whole.
- 1.9. Minor changes have been made to the framework to ensure that it is clear that all required factors in SEA are included. These are set in brackets in the Framework below. An additional criteria was added for assessing sites on their contribution to, or impact on, Green Spaces/Footpaths which emerged as important to the NP following early stages of consultation, but was not part of the original SA Framework.

Table 1: SA Framework

Heading	Objectives
Access & provision of services	Ensure opportunities for people to obtain access to services and facilities they need by <ul style="list-style-type: none"> • providing new services and housing, • enhancing existing services • giving easy access to nearby facilities and services (including healthcare)
Village Centre	Support and enhance Wing village centre by <ul style="list-style-type: none"> • encouraging improvements to the built environment, including the historic core • locating new development within easy walking distance to ensure access to all and to maintain vitality and viability
Employment & economy	Encourage and maintain existing employment in the Parish. Support appropriate proposals for new employment generating uses. Encourage high quality communications and infrastructure. Support information sources and networking opportunities.
Best use of land	Make the best use of land by supporting reuse of land and buildings, minimise development on better quality agricultural land (includes soil) and avoiding development on contaminated land where remediation is not possible
Transport & travel	Enable improvements to transport infrastructure, and transport choice by <ul style="list-style-type: none"> • reducing the need to travel through ensuring sustainable patterns of land use • encourage modal shift to cycling, walking and public transport • reducing the negative effects of transport on the environment and the community (including air quality)
Landscape & heritage	Maintain, conserve and enhance the landscape, built environment and cultural and heritage assets through requiring sensitive development and increasing awareness in the community
Biodiversity	Conserve and enhance biodiversity by enabling opportunities for greater biodiversity, enhancing access to and understanding of these assets where it will not cause harm, and ensuring new development does not threaten habitats or species (flora and fauna) whether designated or undesignated.
Flooding	Ensure that the location and design of development does not increase flood risk to people and property and if possible reduces the risk of flooding.

Energy & Climate Change	<p>Through development, maintain and enhance conservation of water and energy by</p> <ul style="list-style-type: none"> • encouraging reduction of water consumption, • encouraging sustainable low carbon building practices and design • allowing opportunities for small scale renewable energy and reduction of energy consumption
Green Spaces/footpaths	<p>To enable existing provision of greenspaces and footpaths to be protected. To provide additional green space and footpath links. To have a positive impact on human health by providing opportunities for recreation and exercise.</p>

2. Testing objectives against the framework

2.1. The original objectives set out in table 1 were derived from the Pre-Vision questionnaire (See Consultation Report).

Wing NP Vision: Wing Parish will maintain its rural identity, whilst offering its residents suitable and affordable housing and encouraging businesses to thrive within its area. It will value its heritage and green environment. Parishioners of all ages will feel safe, be proud to live in Wing and will actively seek out and support local organisations and clubs.

2.2. Upon testing the objectives and following comments from AVDC on the early draft of the Neighbourhood Plan, the wording of several objectives were changed to make them more effective. The revised objectives are shown shaded in table 2a and the revised scoring is shown in brackets.

Table 2: Pre-Submission Objectives

Number	Pre Submission NP Objectives
1	To engage with parishioners of all ages to ensure the vision is shared with the whole community.
2	To ensure that all future developments are in keeping with the vision.
3	To include all stakeholders in the procedure
4	To have a comprehensive plan for increased residential development, industry and appropriate supporting infrastructure.
5	To improve the range of housing to address population changes
6	To ensure that all development is aesthetically pleasing
7	To improve links between all business users to create an integrated commercial identity
8	To provide improved facilities for children and young people
9	To improve green spaces and leisure facilities for all ages
10	To link all leisure provisions so they are complementary, well advertised and thrive
11	To ensure suitable facilities are in place for sporting and leisure for all ages
12	To develop Wing's rich historical background
13	To maintain and celebrate Wing's extensive ecological environment
14	To ensure there is a central information point for local people
15	To improve the linkages between footpaths

	To engage with parishioners of all ages to ensure the vision is shared with the whole community.	To ensure that all future developments are in keeping with the vision.	To include all stakeholders in the procedure	To have a comprehensive plan for increased residential development, industry and appropriate supporting infrastructure.	To improve the range of housing to address population changes	To ensure that all development is aesthetically pleasing-well designed	To improve links between all business users to create an integrated commercial identity	To provide improved facilities for children and young people	To protect and improve green spaces and leisure facilities for all ages	To link all leisure provisions so they are complementary-well advertised and thrive-and can be improved	To ensure suitable facilities are in place for sporting and leisure for all ages	To develop Wing's rich historical background-environment	To maintain and celebrate Wing's extensive ecological environment	To ensure there is a central information point for local people	To improve the linkages-between footpaths quality and connectivity of the Rights of Way Network
Access & provision of services	0	Y	0	Y	0	0	0	Y	Y	Y	0	0 (Y)	0	Y	Y
Village Centre	0	Y	0	Y	0	0	0	0	0	0	0	Y	0	0	0
Employment & economy	0	Y	0	Y	0	0	Y	Y	0 (Y)	0 (Y)	0	0 (Y)	0	0	0
Best use of land	0	Y	0	0	Y	0	0	0	0	0 (Y)	Y	0	Y	0	0
Transport & travel	0	0	0	0	0	0 (Y)	0	Y	Y	Y	Y	0	0	0	Y
Landscape & heritage	0	Y	0	Y	0	Y	0	0	Y	0	0	Y	Y	0	0
Biodiversity	0	Y	0	Y	0	0 (Y)	0	0	Y	0	0	0	Y	0	0
Flooding	0	0	0	0	0	0 (Y)	0	0	0	0	0	0	0	0	0
Energy & Climate Change	0	0	0	0	0	0 (Y)	0	0	0	0	0	0	0	0	0
Green Spaces/Footpaths	0	Y	0	Y	0	0 (Y)	0	0	Y	0(Y)	Y	0	Y	0	Y

Table 2a: Comparing NP Objectives against Sustainability Objectives

Key: Y = Positive impact, 0 = Neutral or unknown impact, X = negative impact

3. Policy Options/Consideration of Alternatives

3.1. This section of the report includes and outline of the reasons for selecting the alternatives and the likely significant effects on the environment associated with alternatives and an outline for the reasons for selecting preferred alternatives. Plan making has been underway since winter 2011 and the early forums and pre-Vision Consultation questionnaire which essentially provided the options for policy making within the topic areas identified by the Steering Group. Further questionnaires were sent out and some testing of objectives was done through a tick sheet exercise carried out at the October 2013 Forum. Full details of these are set out in the Consultation Report.

3.2. These options included

- The number of houses that should be provided through the NP (Options A to E)
- The type of housing that should be provided through the NP
- The location of housing
- The type and location of future employment (Options F to I)
- The need for more infrastructure depending on whether new housing is built.
- The importance of historic and ecological places

3.3. The assessment of reasonable alternatives for quantity of housing and type of employment use has been undertaken by appraising the relationship between the SA Framework and the options. Generally speaking, where the impact comes out as neutral or unknown, it is because location is critical to assessment of the impact. The remaining options cannot be tested using the SA framework as they are related to a 'have a policy/do not have a policy' scenario.

Housing options

3.4. Housing options: There is a clear need for housing across Aylesbury Vale District. The quantum of housing required was set as 50 for Wing in the emerging Vale of Aylesbury Plan (VAP). However, given the changing policy background, the scenarios for housing

numbers tested were useful. Clearly the more houses provided, the larger the impact upon factors such as landscape and biodiversity. This is because of the rural nature of the village and the topography. The majority of the sites that could accommodate development will extend the built environment out into the countryside. The location of housing is critical in providing sustainable housing development. All the potential sites for housing were tested (see Site Assessment Report) against the Framework. The outcome of the deliberations were that two sites emerged which could accommodate around 100 houses in total and this is reflected in the Allocations in the Draft Neighbourhood Plan. This approach (Option D) takes into account

- the SA findings that allocating above 100 houses may result in a significant adverse effect on several factors in the SA framework
- the likelihood that AVDC will be requiring more development than that set out in the VAP.

Employment Options

- 3.5. No requirement has been set at District level for Neighbourhood Plans to actively allocate land for employment uses. However, creating local employment opportunities is seen as important as it contributes to sustainable development by reducing the need to travel to places of work. It is acknowledged, however, that it is not possible to ensure that employment opportunities within the parish are taken up by residents of the Parish. Nevertheless, in order to maximise opportunities for employment locally, consideration has been given to allocating new employment land (Options F and I). However, both options perform poorly against the SA framework. One site, Chesterfield Crescent was considered as a suitable site for employment, given the existing derelict buildings on the site. However, the land owner has not been active in participating in the neighbourhood plan process and the site has to be assumed as undeliverable. Option H has not been considered to be available on the 2 sites that have emerged for housing, because neither developer has suggested new employment on the sites.
- 3.6. Accordingly Option G (and partially F) is carried forward into the Neighbourhood Plan via policies relating to the supporting of existing and provision of new employment within the village itself and Option I which although an allocation for employment use is not made, a policy allows small scale commercial development provided that there are no undue impacts on the rural landscape or road network.

Table 3: Testing options against Sustainability Objectives

Key: Y = Positive impact, 0 = Neutral or unknown impact, X = negative impact

	A: Number of Houses 0 - 10	B: Number of Houses 10 - 25	C: Number of Houses 26 - 50	D: Number of Houses 50 - 100	E: Number of houses > 100	F: Type of employment – separate from existing	G: Type of employment – extend existing	H: Type of employment – integrate with new development	I: Type of employment – designated areas of employment units/industrial park
Access & provision of services	Y	Y	Y	X	X	X	Y	Y	X
Village Centre	0	0	0	0	0	0	0	Y	X
Employment & economy	0	0	0	0	0	Y	Y	Y	Y
Best use of land	Y	Y	Y	0	X	X	Y	Y	0
Transport & travel	0	0	0	X	X	0	Y	Y	X
Landscape & heritage	Y	Y	0	0	X	X	0	0	X
Biodiversity	0	0	X	X	X	0	0	0	X
Flooding	0	0	0	0	0	0	0	0	0
Energy & Climate Change	0	0	0	0	0	0	0	0	0
Green Spaces/Footpaths	0	0	0	0	0	0	0	0	0

4. Testing Sites against the Sustainability Objectives, impact and mitigation

4.1. The results of the tables below have been used to inform allocation policies in the Wing Neighbourhood Plan (Pre-Submission) Draft. In particular the mitigation measures in tables 4a and 4c have been directly used to set out criteria in Policies A1 and A2. These criteria should ensure that when planning applications come forward for the two sites, the environmental impact of the new development is reduced. Site 11 Chesterfield Crescent has not been carried forward into the NP as the landowner has not come forward during the process. However, if it does come forward in the NP period, the NP policies will apply.

Table 4a: Site 9 Moorlands/Meadow Way

Sustainability Appraisal Matrix headings	Initial Site testing	Short term impact	Medium Term Impact	Long term impact	Mitigation measures
Access & Provision of services	Beyond 600m walking threshold – Some shortcuts through Moorlands estate - residents using car to access services leading to increased congestion	Neutral	Neutral	Neutral	N/A
Village Centre	Skew away from the traditional village centre/core	Residents likely to use village facilities, relatively close to the doctors.	Residents likely to use village facilities, relatively close to the doctors.	Residents likely to use village facilities, relatively close to the doctors.	N/A
Employment and Economy	No evident impact	Neutral	Improved broadband likely to encourage work from home for residents. Provides additional workforce.	Improved broadband likely to encourage work from home for residents. Provides additional workforce	Ensure new houses are capable of linking up to high speed broadband
Best use of land	No formal use Unimproved grassland	Neutral	Neutral	Neutral	N/A

Sustainability Appraisal Matrix headings	Initial Site testing	Short term impact	Medium Term Impact	Long term impact	Mitigation measures
Transport & travel	Not far to bus stops Access via established roads leading to increased traffic	Construction traffic will cause congestion. Completed development will increase traffic.	Completed development will increase traffic.	Completed development will increase traffic.	Ensure pedestrian links throughout development, Ensure design of access reduces impact of increased traffic, provide generous parking for residents, provide additional parking for existing residents
Landscape & heritage	No archaeological evidence Direct link to Long Spinney Development on upper areas could be obtrusive, but some would be enclosed by slope closest to existing housing Ridge/hedge would form a natural barrier/boundary to the village	Negative – visual impact of development on village landscape, but will provide boundary to village enclosed by the ridge	Negative – visual impact of development on village landscape, but will provide boundary to village enclosed by the ridge	Negative – visual impact of development on village landscape, but will provide boundary to village enclosed by the ridge	Ensure that development does not protrude significantly above ridgeline
Biodiversity	Wildlife corridor and Long Spinney adjacent Hydrology issues – impact upon surrounding wildlife Trees along boundaries Hedgerows	Neutral – immediate reduction in habitat and wildlife due to development, balanced by additional drainage and links to Long Spinney	Neutral – immediate reduction in habitat and wildlife due to development, balanced by additional drainage and links to Long Spinney	Positive -enhanced wetland habitat by additional drainage measures and links to Long Spinney	Ensure that wildlife, trees etc are enhanced through planting, drainage features are natural and ensure access to Long Spinney
Flooding , drainage & water sources	Not immediate but on surrounding areas	Negative - Could cause surface water flooding during construction depending on weather conditions	Positive – Sustainable Urban Drainage features should improve existing situation	Positive – Sustainable Urban Drainage features should improve existing situation	Ensure development incorporates long term solutions for surface water flooding
Energy and Climate Change	Would depend on detailed design of any development	Neutral	Neutral	Neutral	Depends upon developers, who are

Sustainability Appraisal Matrix headings	Initial Site testing	Short term impact	Medium Term Impact	Long term impact	Mitigation measures
					likely to incorporate features required by Building Regulations
Green spaces/ footpaths	Traditional informal use as a dog walking field/play area for children living on Moorlands estate	Negative – field was used for informal walking, now fenced off and will be inaccessible during construction	Positive: will enhance green space and footpath links at this end of the village, especially giving access to Long Spinney	Positive: will enhance green space and footpath links at this end of the village, especially giving access to Long Spinney	Ensure development allows footpath links to Long Spinney and incorporates accessible green space

Table 4b: Site 11 Chesterfield Crescent

Sustainability Appraisal Matrix headings	Initial Site testing	Short term impact	Medium Term Impact	Long term impact	Mitigation measures
Access & Provision of services	Remote from shops, schools, surgeries, church. Beyond 600m walking threshold – residents using car to access services leading to increased congestion	Neutral	Neutral	Neutral	N/A
Village Centre	Skew away from the traditional village centre/core	Residents likely to use village facilities, relatively close to the doctors.	Residents likely to use village facilities, relatively close to the doctors.	Residents likely to use village facilities, relatively close to the doctors.	N/A
Employment and Economy	No evident impact	Neutral, disused site	If developed for light industrial, if housing, improved broadband likely to encourage work from home for residents.	If developed for light industrial, if housing, improved broadband likely to encourage work from home for residents.	Ensure new commercial development is B1, or houses are capable of linking up to high speed broadband

Sustainability Appraisal Matrix headings	Initial Site testing	Short term impact	Medium Term Impact	Long term impact	Mitigation measures
			Provides additional workforce	Provides additional workforce	
Best use of land	Existing derelict buildings Partially Brownfield site	Positive – brownfield site being used	Positive – brownfield site being used	Positive – brownfield site being used	N/A
Transport & travel	Remote from bus stops Access via established roads leading to increased traffic	Construction traffic will cause congestion. Completed development will increase traffic.	Completed development will increase traffic.	Completed development will increase traffic.	Ensure design of access reduces impact of increased traffic, provide generous parking for residents.
Landscape & heritage	No archaeological evidence Historic – old Brickworks Visually part of village	Neutral, improvement of appearance by removing derelict buildings offset by visual impact of development on village landscape.	Neutral, improvement of appearance by removing derelict buildings offset by visual impact of development on village landscape.	Neutral, improvement of appearance by removing derelict buildings offset by visual impact of development on village landscape.	N/A
Biodiversity	Wildlife corridor Trees on site Great Crested Newts	Negative – reduction in habitat and wildlife.	Negative – reduction in habitat and wildlife.	Negative – reduction in habitat and wildlife	Ensure that impact on species is minimised by mitigation /relocation of species
Flooding , drainage & water sources	Surface Water flooding	Negative - Could cause surface water flooding during construction depending on weather conditions	Positive – Sustainable Urban Drainage features should improve existing situation	Positive – Sustainable Urban Drainage features should improve existing situation	Ensure development incorporates long term solutions for surface water flooding
Energy and Climate Change	Would depend on detailed design of any development	Neutral	Neutral	Neutral	Depends upon developers, who are likely to incorporate features required by Building Regulations
Green spaces/ footpaths	Used as a public space and play area	Negative – part used for informal space, will be inaccessible during construction	Negative/neutral, no footpaths, site too small to incorporate public	Negative/neutral, no footpaths, site too small to incorporate public	N/A

Sustainability Appraisal Matrix headings	Initial Site testing	Short term impact	Medium Term Impact	Long term impact	Mitigation measures
			open space as part of development	open space as part of development	

Table 4c: Site 16 Dormer Avenue Allotments

Sustainability Appraisal Matrix headings	Initial Site testing	Short term impact	Medium Term Impact	Long term impact	Mitigation measures
Access & Provision of services	Close to shops, schools, surgeries, church, Jubilee Green, half of site within 400m walking distance	Neutral	Neutral	Neutral	N/A
Village Centre	Within easy reach of the village centre	Residents likely to walk to use all village facilities	Residents likely to walk to use all village facilities	Residents likely to walk to use all village facilities	N/A
Employment and Economy	No evident impact	Neutral, disused site	Improved broadband likely to encourage work from home for residents. Provides additional workforce	Improved broadband likely to encourage work from home for residents. Provides additional workforce	Ensure new houses are capable of linking up to high speed broadband
Best use of land	Disused allotments	Positive – disused site being used	Positive – disused site being used	Positive – disused site being used	N/A
Transport & travel	Good access to bus services, easy walking distance to all village facilities. Will lead to increased traffic in centre of village	Construction traffic will cause congestion. Completed development will increase traffic.	Completed development will increase traffic.	Completed development will increase traffic.	Ensure design of access reduces impact of increased traffic, provide generous parking for residents.

Sustainability Appraisal Matrix headings	Initial Site testing	Short term impact	Medium Term Impact	Long term impact	Mitigation measures
Landscape & heritage	Possible medieval house platform/medieval manor Level area closest to village with slope and tree boundary	Neutral, improvement of appearance offset by visual impact of development on village landscape and views to Church and Castle Hill	Neutral, improvement of appearance offset by visual impact of development on village landscape and views to Church and Castle Hill.	Neutral, improvement of appearance offset by visual impact of development on village landscape.	Ensure development respects views to Castle Hill and Church
Biodiversity	Adjacent to wildlife corridor, mature trees on north and east boundaries	Negative – reduction in habitat and wildlife .	Negative – reduction in habitat and wildlife.	Neutral: improvement in woodland habitat around edge	Ensure that impact on habitat is minimized and additional planting and maintenance of woodland edge
Flooding , drainage & water sources	No Impact	Neutral	Neutral	Neutral	N/A
Energy and Climate Change	Would depend on detailed design of any development	Neutral	Neutral	Neutral	Depends upon developers, who are likely to incorporate features required by Building Regulations
Green spaces/ footpaths	Public footpath across land Good access to established play areas (within 400m), although crossing Stewkley Road is difficult	Negative – footpath will be inaccessible during construction	Positive, footpath will be maintained and new footpath around woodland edge open space	Positive, footpath will be maintained and new footpath around woodland edge open space	Ensure development respects woodland edge and enhances planting and access

5. Testing Submission policies against the SA Objectives

Table 5: Comparing Submission NP Policies against Sustainability Objectives

Key: Y = Positive impact, 0 = Neutral or unknown impact, X = negative impact

	CGS1 Respecting the Environment	CSG2 Open Space in new development	CGS3: Local Green Space Designations	F1 Village facilities	HE1 In and adjacent to Conservation Areas	HE2 Archaeology	VE1 Visiting and Enjoying Wing	E1 New employment in the village	E2 New employment in the Parish	E3 Protection of existing employment provision	E4 Broadband	T1 Residential Parking Standards	T2 Impact on traffic	T3 Traffic and parking	T4 Cyclists and pedestrians	HO1 Infill housing	HO2 Housing mix	HO3 Occupation of affordable housing	A1 Land at former allotments	A2 Land off Meadow Way/Moorlands
Access & provision of services	O	Y	Y	Y	O	Y	Y	Y	Y	Y	Y	O	O	Y	Y	O	O	O	Y	Y
Village Centre	O	O	O	Y	Y	Y	Y	Y	X	Y	O	O	Y	Y	Y	O	O	O	Y	O
Employment & economy	O	O	O	Y	O	O	Y	Y	Y	Y	Y	O	O	O	O	O	O	O	O	O
Best use of land	O	O	Y	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	Y	Y
Transport & travel	O	O	O	Y	O	O	X	Y	X	Y	O	O	Y	Y	Y	O	O	O	Y	X
Landscape & heritage	Y	O	Y	Y	Y	Y	Y	O	O	O	O	O	O	O	O	O	O	O	X	X
Biodiversity	Y	O	Y	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	Y	Y
Flooding	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	Y

Energy & Climate Change	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O
Green Spaces/Footpaths	Y	O	Y	O	O	O	Y	O	O	O	O	O	O	O	Y	O	O	O	Y	Y

5.1. In considering the overall impact of the Submission Neighbourhood Plan policies, there appears to be very few negative impacts overall. The policies themselves have incorporated mitigation measures wherever possible, including wording such as ‘unless undue adverse impact’ etc. Any additional development of any type has the potential to impact on the landscape, biodiversity and increased use of the car, but the location of the new housing development is sustainable in that it is as close to the village centre as possible, provides a range of homes for local people and unusually for new development, both sites have the potential for increasing biodiversity and access to open spaces though the margins of each site being kept as open space and enhanced with play facilities, footpath links and planting.

6. Next Steps

- 6.1. The SA report will be made available for public comment alongside the Draft NP. Additional background documents will also be available. After the Plan is adopted, its significant impacts will be monitored.
- 6.2. Measures for monitoring and review of the Neighbourhood Plan are set out in that document.