

Chalgrove
NEIGHBOURHOOD DEVELOPMENT PLAN
Sustainability Appraisal
Environmental Report

Status: Final

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1 Non-technical summary

1.1 The Neighbourhood Plan process

The Chalgrove Neighbourhood Development Plan (CNDP) process was initiated by Chalgrove Parish Council (CPC) in 2012, with the Chalgrove Neighbourhood Plan Area designated by South Oxfordshire District Council in December 2012 (see **Map 1** below).

Four members of the CPC were nominated to form a steering group of Parish Councillors: Ann Pritchard, David Turner, Andrew Maton and Jacky Nabb. In February 2014, the Steering Group met with 23 volunteers from within the community who had expressed an interest in assisting in the production of the CNDP.

Following that meeting a wider steering group was formed comprising of the nominated Parish Councillors and 6 other residents. Andy Maton left the Parish Council and the steering group in 2016. Two resident members of the original steering group are now Parish Councillors, Anthea Dudley and Angela Ziemelis. This Steering Group was supported by South Oxfordshire District Council (SODC) and Community First Oxfordshire (CFO) (formerly Oxfordshire Rural Community Council). The Steering Group plus 10 additional interested residents formed four working parties to look at different aspects of the plan: Sites, Housing, Infrastructure and Living.

At each stage, the emerging Plan was refined in response to feedback from residents and statutory consultees, as documented in the Consultation Statement. Community involvement throughout the process included consultation meetings, drop in events, a dedicated website with a 'have your say' page, updates by email and in the parish magazine, a community questionnaire which assessed housing need and other key issues for the village and an online survey to give residents the opportunity to comment on the preferred development sites.

South Oxfordshire District Council issued a draft screening opinion on 4 November 2014, requiring Strategic Environmental Assessment on the CNDP. The steering group chose to meet this obligation by preparing a Sustainability Appraisal under the Environmental Assessment of Plans and Programmes Regulations, 2004.

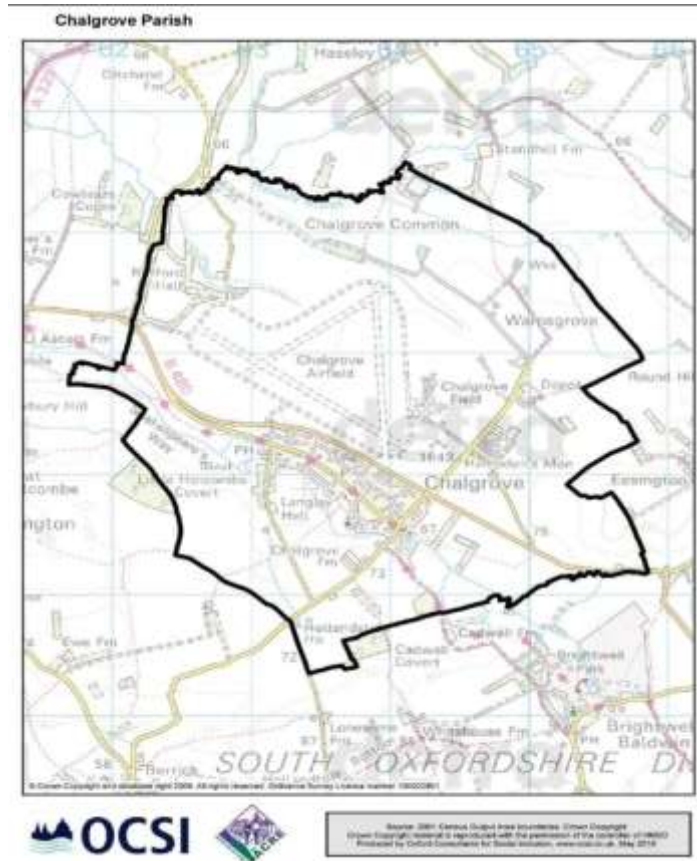
The purpose of this Sustainability Appraisal Environmental Report is to provide an assessment of any significant social, environmental and economic effects resulting from the policies and proposals of the Chalgrove Neighbourhood Plan (CNDP) and document how the principles of sustainable development have been considered throughout the plan-making process.

The steering group reviewed the policy context, local evidence and sustainability issues in preparing the Plan. Based on this review, the steering group defined a sustainability appraisal framework in the Sustainability Appraisal Scoping Report. The Scoping Report went to local people and statutory consultees for comment in August 2015. The consultation version of the Scoping Report is available on the Chalgrove Parish Council website: (<http://www.chalgrove-parish.org.uk>). Section 5 of this Environmental Report contains the evidence from the scoping report with amendments and additional information that was compiled in response to the comments received.

The final sustainability appraisal framework was used to test the Plan objectives, reasonable alternatives for achieving the objectives and policies. This thorough process is documented in this Sustainability Appraisal Environmental Report. It ensures that the sustainability issues and challenges that Chalgrove faces have been integral to the Plan process and that the policies contribute to the achievement of sustainable development.

The CNDP has been submitted to the District Council together with this Sustainability Appraisal Report, a Character Assessment, a Basic Conditions Statement and Consultation Statement.

Map 1 Chalgrove Neighbourhood Plan Area



1.2 The content of the Plan

As set out in the Neighbourhood Plan, our vision for the Neighbourhood Plan is:

To preserve and enhance the look and feel of a village, our community spirit and our countryside whilst accommodating our identified housing and community needs.

Our objectives for the Neighbourhood Plan and the policies in the Plan that will achieve these objectives are set out in Section 3 of this report, Table 3.1

1.3 Policy context

The CNDP steering group has taken advice from SODC to ensure consistency with the SODC Core Strategy and that all relevant legislation and policies identified as relevant and necessary by SODC have been incorporated in the CNDP process.

SODC is preparing a new Local Plan 2033. At the time of drafting this Sustainability Appraisal Report, the development plan in South Oxfordshire consists of the South Oxfordshire Core Strategy (2012) and the saved policies of the Local Plan (2011).

The review of the policy context is documented in the final version of the Sustainability Appraisal Scoping Report, which outlines the relevant plans and programmes that provide the policy context for the CNDP. It also summarises key messages from the policy context. This review included EU Directives, national policy, policy documents by utilities and statutory bodies, and county and district level policies.

The CNDP is in general conformity with the strategic policies contained in the development plan for the area.

1.4 Environmental baseline

The final version of the Sustainability Appraisal Scoping Report incorporates all of the requirements for Strategic Environmental Assessment (SEA).

The scoping report sets out the relevant aspects of the current state of the environment and the likely evolution without implementation of the CNDP, the environmental characteristics of areas likely to be significantly affected and existing environmental problems. The scoping report also documents the baseline situation relating to the following topics: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

The report also reviewed the relevance of environmental protection objectives from international, national and local plans and programmes to the CNDP. These considerations have been taken into account during the preparation of the CNDP as summarised in Section 4 of this report.

Section 5 of this Environmental Report contains the evidence from the scoping report with amendments and additional information that was compiled in response to the comments received.

The baseline information identified a number of key sustainability issues for the local area, which were reflected in the sustainability objectives for the CNDP (Table 3.1).

South Oxfordshire District Council is the “competent authority” under the Conservation of Habitats and Species Regulations, 2010, and needs to ensure that Neighbourhood Plans have been assessed through the Habitats Regulations process. This looks at the potential for significant impacts on nature conservation sites that are of European importance, also referred to as Natura 2000.

The November 2014 Screening Statement on the determination of the need for a Strategic Environmental Assessment stated: ‘The Chalgrove Neighbourhood Development Plan will have potential significant effects on Natura 2000 sites; therefore, an Appropriate Assessment for the Chalgrove Neighbourhood Development Plan will be required. In order to address this, the District Council intends to prepare an update to the Appropriate Assessment of the Submission Core Strategy which will identify whether the allocations made to the larger villages would either alone, or in combination with other plans and policies, adversely impact any Natura 2000 sites.’

1.5 Assessing, predicting and mitigating effects

The steering group developed and refined alternatives to meet the vision and objectives of the Neighbourhood Plan. This assessment informed the draft policies for our Neighbourhood Plan.

This process is summarised in Section 5 of this report. In brief, the sub-group carried out an initial assessment of sites to check their feasibility. The sub-group then used the Sustainability Appraisal framework to test the sustainability effects of all reasonable alternatives including sites and the draft policies.

A sub-group tested the suitability, availability and achievability of all available sites, assessed the CNDP objectives against sustainability objectives, assessed all reasonable alternatives (including site options) against the framework of sustainability objectives and assessed the CNDP policies using the same framework.

Following each assessment, refinements were made to the Plan. Whenever significant changes were made, for example a change to flood map and changes to the draft Plan policies, the sub-group re-tested these against the sustainability framework.

From the assessment of alternatives, the steering group selected a preferred site as documented in Section 6. The site allocation (housing policy H1) is the main land-use policy in the CNDP with sustainability implications.

The steering group considered and assessed significant sustainability effects and considered ways to mitigate or maximise effects of the policies, including the preferred options/sites. This process is documented in section 7. The main mitigation measures identified were related to:

- Integration and interaction with the village
- Access
- Flood implications
- Character

1.6 Monitoring effects

The steering group developed monitoring indicators for our sustainability objectives which are set out in table 8.1. These indicators will be discussed with the District Council before the Plan is 'made'. The Neighbourhood Plan also sets out the Parish Council's timeframe for reviewing the Plan over the period.

1.7 Summary of Assessment Findings

The assessment is obliged to consider any reasonable alternatives to the proposed policies. In practice, the only alternative to all but one of the policies – Policy H1 – is that of having no policy and relying upon other development plan policies or national policy. In this respect, the assessment is neutral. In no case is it possible to discern any clear positive or negative effect of not having the policy. It may be possible that a reliance on other development plans policy or the National Planning Policy Framework may lead to decisions that do not achieve as high a quality of outcome, but this cannot be said with any certainty.

However, there are alternatives to delivering Policy H1, based on different growth scenarios and potential development sites. What follows is a summary of options considered and an explanation of the rationale for selecting the single development site in Policy H1.

The South Oxfordshire Local Plan 2011-2033 (final version, October 2017) indicated an expected level of housing growth for Chalgrove of 'Core Strategy + 15%' (minus completions and commitments), resulting in 232 homes over the plan period.¹

However, Chalgrove is also identified as a community where a proposed strategic allocation has been made (Chalgrove Airfield) and, subsequently, the Emerging Local Plan does not require the village to deliver any additional development beyond the strategic allocation should it go ahead. However, the Local Plan does support the CNDP to allocate further development sites should it so wish.

Therefore, the strategic options available to the CNDP were identified as:

1. Do nothing- do not produce a neighbourhood plan;
2. Plan for the proposed allocation in the emerging local plan preferred option of around 200 dwellings; and
3. Plan for additional development to provide more than 200 dwellings

While, the first option was not acceptable as public consultations showed that the residents of Chalgrove wanted an input into the type and location of new homes. The greater the number of new homes, the more likely there will be negative impacts when tested against SEA themes.

Following sustainability testing of all three options, option two was selected.

¹Initially, the CNDP identified sites to meet an indicated emerging SODC Local Plan allocation of 82 dwellings. All NP assessments and consultations had been undertaken on that basis. However, in April 2016, the CNDP was advised by South Oxfordshire DC that the village might be expected to take in the vicinity of 200 new homes. The CNDP then reassessed strategic options and re-consulted with the community, as summarised in section 1.7.

Option two had more positive scores against the sustainability objectives and the least number of negative scores. The selection of option two also met the aspiration that had emerged from community consultation that residents wished to best influence location and type of development that takes place in the village.

The steering group undertook a site assessment process to identify suitable development sites to meet the strategic requirements of option 2. The SHLAA and subsequent landowner enquiries provided a total of 11 potential development sites.

These sites were then subject to testing against the sustainability objectives, following which the Steering Group identified three reasonable alternatives for meeting the housing growth of the chosen strategic option:

- Option H1A (a combination of sites 1, 10 and 11)
- Option H1B (development of site 7)
- Option H1C (development of site 1,10 and 11 and site 7)

Option H1A performed better in testing against the sustainability objectives. The Steering Group therefore concluded that this would be the chosen alternative. The analytical process is set out more fully in the report but can be summarised as:

Option H1A	Option H1B
On a natural approach to the village	Isolated from the village
Almost half the land is agricultural	All the land is agricultural
Proposed open space is 10 hectares of riverside meadow	Proposed open space is 2.7 hectares
Downstream from the village – any flooding run off will have less impact	Upstream from the village - any flooding run off will have more impact

The figure of 200 dwellings on sites 1, 10 and 11 represents an increase in the number of houses in the village of around 17%. This level of development is considered appropriate for the village because it represents a reasonable rate of growth and can be accommodated in a way that integrates the proposed site into the built-up area. This is in contrast to the other sites assessed.

2 Introduction

2.1 Report purpose

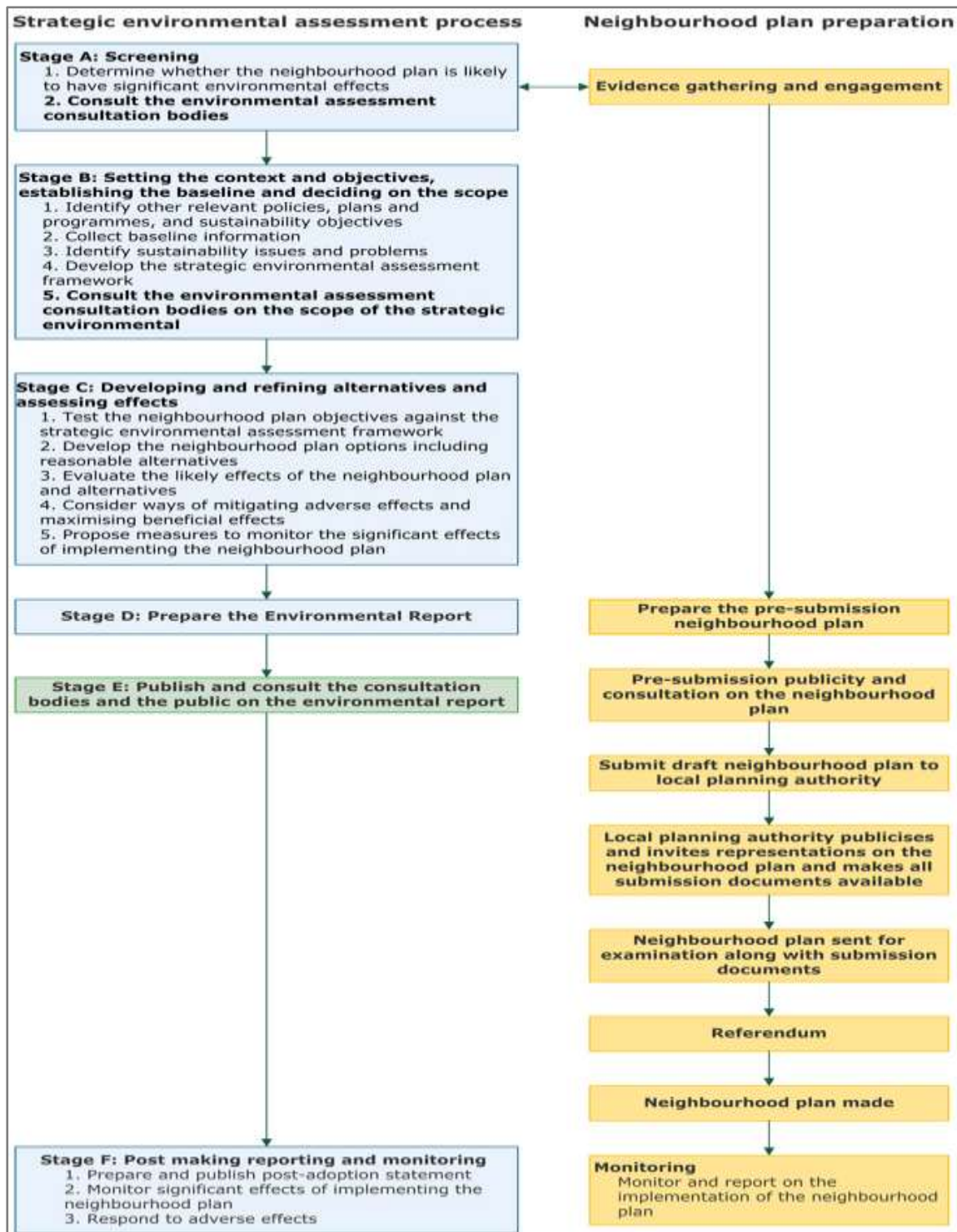
This document is the Environmental Report for the Chalgrove Neighbourhood Development Plan. The Neighbourhood Plan will be a development plan document once it has been 'made' (i.e. adopted) by South Oxfordshire District Council (SODC).

The purpose of the Environmental Report is to document how the principles of sustainable development have been considered throughout the plan-making process and that the final NDP has considered all aspects of economic, social and environmental sustainability in its production. Strategic Environmental Assessment is a requirement of the EC Directive on the assessment of the effects of certain plans and programmes on the environment (Directive 2001/42/EC) known as the Strategic Environmental Assessment (SEA) Directive. This is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 which applies to plans with significant environmental effects (SEA Regulations). Throughout this document where sustainability appraisal is referred to the requirements of SEA Directive have been incorporated.

The National Planning Practice Guidance suggests a five stage (A-E) approach that an NDP should follow in the production of a Strategic Environmental Assessment. These stages can also be applied to a Sustainability Appraisal (SA). The relationship of these five SA stages to the stages of the plan preparation is shown in Figure 2.1 over the page.

This Environmental Report is Stage D of the SEA process and it documents stages A, B and C. The steps in stage A and B culminated with the Sustainability Appraisal scoping report which is summarised in this section of the report. The Stage C assessment is summarised in Section 3.

Figure 2.1 Five stages of Strategic Environmental Appraisal



2.2 Chalgrove NDP

On the 7th June 2012 Chalgrove Parish Council initiated the Neighbourhood Plan - minute reference 78. A steering group was established with terms of reference agreed on the 11th March 2014. The Parish Council submitted an application to designate Chalgrove parish boundary as a Neighbourhood Development Plan Area on the 18th July 2012, minuted on the 1st September 2012 ref 182 (see Map 1 page 5)

South Oxfordshire District Council (SODC) publicised the Neighbourhood Plan application and advertised a 6-week consultation period beginning on 13th August 2012 and ending on the 1st October 2012. There were no comments in response to the consultation.

The Head of Planning at South Oxfordshire District Council designated the Chalgrove parish boundary as a Neighbourhood Area in December 2012, minuted 3rd January 2013 ref 401 (see Basic Conditions Statement).

Four members of the CPC were nominated to form a steering group of councillors: Ann Pritchard, David Tuner, Andrew Maton and Jacky Nabb. Volunteers were requested at a public meeting in September 2013 to support the plan in a number of areas, including joining a working group to research a section of the plan.

In February 2014, the Steering Group met with 23 volunteers from within the community who had expressed an interest in assisting in the production of the CNDP. From this meeting four working parties 'Focus Groups' were formed, to look at different aspects of the plan: Sites, Housing, Infrastructure and Living in Chalgrove.

Following that meeting a wider steering group was formed comprising of the nominated Parish Councillors and 6 other residents. This Steering Group was supported by South Oxfordshire District Council and Community First Oxfordshire (CFO) (formerly Oxfordshire Rural Community Council). The Steering Group plus 10 additional interested residents formed the four working parties or 'Focus Groups'. A grant from Locality enabled the Steering Group to engage support from Community First Oxfordshire as advisors to the NDP.

A key objective of the CNDP is to comply with the SODC Core Strategy requirement for provision of new homes, whilst meeting the needs of the local residents and businesses with regard to other factors, economic, social and environmental which will affect the sustainability of the community, including health, education and recreation

Chalgrove was classified as a larger village with an original allocation in the SODC local plan for 82 dwellings, subsequently in April 2016 CNDP were advised by SODC that in the new (emerging) Local Plan, preferred option 1, the village might be expected to take in the vicinity of 200 new homes, to be achieved through new allocations

The emerging Local Plan Preferred Options 2 consultation document, April 2017, indicated an expected level of growth for the village of 15% on current stock plus 82 identified in the local plan resulting in 236 homes over the plan period. However Chalgrove is also identified as a community where a proposed strategic allocation has been made (Chalgrove Airfield) and subsequently, while the plan provides a number for the neighbourhood plan, it does not require the village to deliver any additional development beyond the strategic allocation should it go ahead. However, the Local Plan supports these communities allocating further development sites.

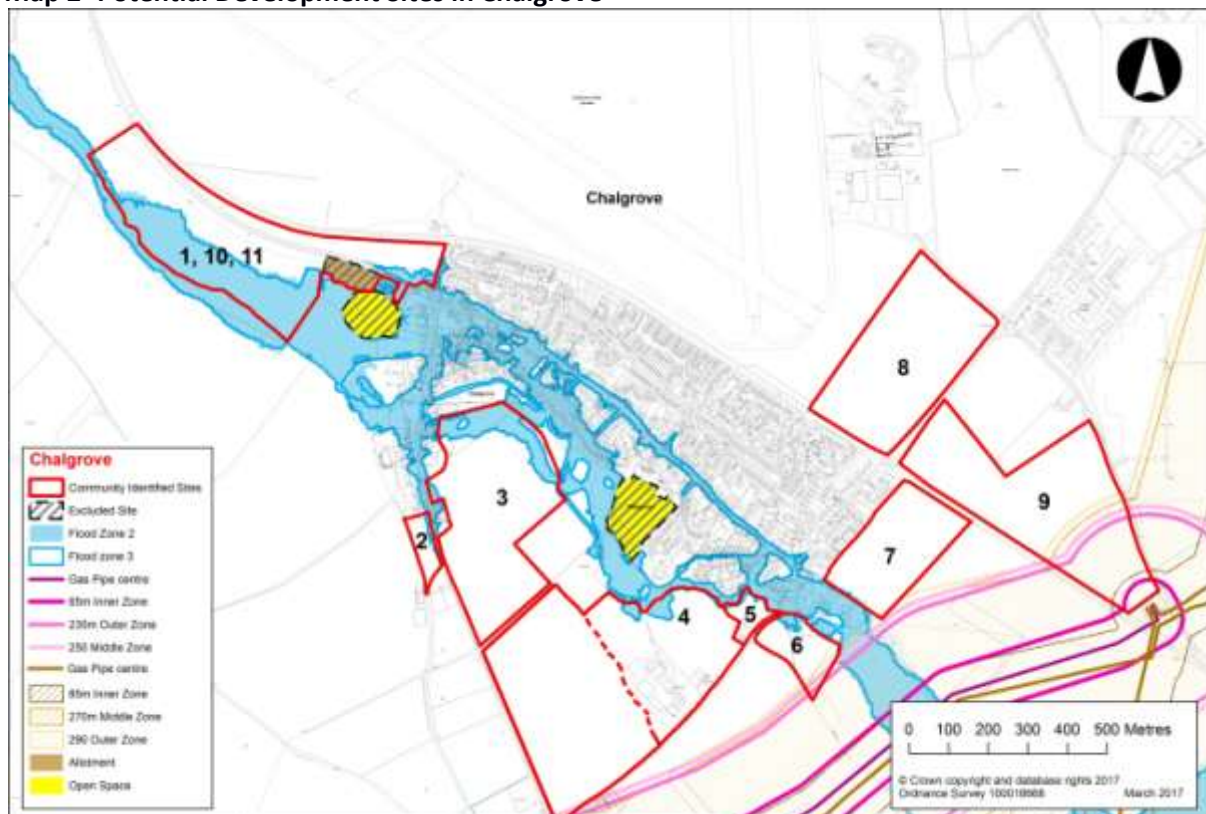
Potential development sites for Chalgrove were identified in the Strategic Housing Land Availability Assessment (original SHLAA dated July 2013) report by South Oxfordshire District Council (SODC). The SHLAA is not a policy document but a reference document which not only indicates location but also suitability for development based on the level of investigation work undertaken at that particular time. So whilst the site may have adverse comments on suitability, this should not be taken as a definitive statement without a full investigation as to site suitability, availability and achievability.

The sites identified in the SHLAA were subsequently added to following call for sites by CNDP to all landowners in the Parish. SODC were advised of all sites which came forward, including the combined sites 1, 10 and 11.

Map 2 (below) was developed for CNDP by SODC to indicate the major built area of the parish. On this map was added the flood zones.

Map 2 shows the sites identified by landowners or their agents which they considered as having potential for development, all sites are within the designated area for Chalgrove Parish. Since the pre submission draft was submitted, Vanderbilt Development put forward a proposal to the Parish Council and NDP for a larger site at Chal 4 for 80-120 houses. The Steering Group assessed this extended site against the site criteria and tested it against the sustainability objectives in table 6.3 of this report. The extended site is included in map 2 below; the developable area is identified to the right of the dotted line.

Map 2- Potential Development Sites in Chalgrove



3 Plan Content

3.1 Vision

As set out in the Neighbourhood Plan, our vision for the Neighbourhood Plan is:

To preserve and enhance the look and feel of a village, our community spirit and our countryside whilst accommodating our identified housing and community needs.

3.2 Objectives

Our objectives for the Neighbourhood Plan and the policies in the Plan that will achieve these objectives are summarised in Table 3.1:

Policies and objectives have been grouped under four general themes:

- Village character
- Housing
- Community assets, services and facilities
- Economy

Each objective is listed together with the Policy that relates to it. Where objectives do not have a commensurate policy a supporting statement is referenced.

Table 3.1 – Neighbourhood Plan objectives

Neighbourhood Plan Objectives	Draft Policies & Supporting Statements
Village Character	
Objective 1 – to enhance Chalgrove’s strong sense of place, community and local identity	C1 - Development within the built-up area C2 Design and Character
Objective 2 - to ensure that new housing development is in character with the village	C2 - Design and Character
Housing	
Objective 3 – to identify development sites to meet the housing numbers allocated in the Local Plan	H1 - Housing Site Allocations
Objective 4 – to provide existing and future residents with the opportunity to live in a decent home, while maximising those opportunities for those with local connections and providing a mix of housing to better meet local needs for smaller homes	H1 - Housing Site Allocations H2 - Dwelling Mix H3 - Home-working

Neighbourhood Plan Objectives	Draft Policies & Supporting Statements
Objective 5 – to ensure that new development does not cause or exacerbate existing traffic, parking and road safety issues around the village	H4 - Residential Parking
Objective 6 - To maximise integration of the development allocation with the existing community	H5 - Walking and Cycling
Objective 7 - To ensure new development does not cause new or exacerbate existing risk of flooding and to seek to reduce the existing risk	Flooding - Supporting Statement
Community Assets, Services and facilities	
Objective 8 - To ensure that local services, recreational facilities and infrastructure are maintained and improved in proportion to population growth.	CF1- Community Infrastructure levy CF2- Community Assets CF3- Improvements to Community Assets
Objective 9 - To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	Biodiversity - Supporting Statement
Objective 10 - To ensure that heritage assets are protected and enhanced	Heritage Assets - Supporting Statement Archaeological Sites - Supporting Statement
Economy	
Objective 11 - To enhance the prospects for local employment by supporting development of existing business parks for small businesses	Business development - Supporting Statement

4 Policy and environmental context

4.1 Approach

On the advice of the local planning authority we undertook a Sustainability Appraisal which incorporates the requirements for a Strategic Environmental Assessment. While there is no legal requirement for a Neighbourhood Development Plan to prepare a Sustainability Appraisal (SA) the steering group chose to do so to ensure that the NDP will contribute to achieving sustainable development while meeting the requirements of the SEA regulations.

Our Sustainability Appraisal included a thorough review of the policy context, a compilation of the available evidence to provide both a baseline of what would happen in the absence of a Plan and to inform our work to identify key sustainability issues. The Sustainability Appraisal scoping report is available on the Parish Council's website: (<http://www.chalgrove-parish.org.uk/>). Key aspects of the report are extracted here to put all of the relevant information in one place.

4.2 Policy context

The Sustainability Appraisal scoping report listed the relevant plans and programmes that provide the policy context for the NDP and summarised key messages from the policy context in order to identify the relationship and relevance of each plan or programme to the NDP.

The earlier work in the Scoping Report has been supplemented/updated, including the inclusion of two additional documents: European Habitats Directive (Directive 92/43/EEC) and European Birds Directive (Directive 2009/147/EC).

In addition, the following changes have been made in relation to the documents originally referenced in the Scoping Report:

- references to the 'South Oxfordshire Housing Strategy (2008-11)' are removed as it is out of date;
- reference to 'Water Resources for the Future – A Strategy for the Thames Region 2004 are replaced with the Thames Water (2014) Final Water Resources Management Plan (2015 – 2040); and
- reference to 'River Basin Management Plan for the Thames Region (2009) are replaced with reference to the Thames River Basin District River Basin Management Plan (2015).

The objectives of relevant documents are presented in **Appendix 1**. Key messages from all of these documents are presented in Table 4.1 below.

Table 4.1 - Summary of plans and programmes

	<i>Key message</i>	<i>Plan or Programme</i>
1	Ensure that housing development contributes to meeting the social and economic needs of Chalgrove, sustains the vitality of the village, and that new housing helps Chalgrove better meet the demand for affordable housing in the village.	<ul style="list-style-type: none"> • South Oxfordshire Sustainable Community Strategy(2009 to 2026) • South Oxfordshire District Council Core Strategy (2012)
2	Ensure that new housing development meets the numbers of additional dwellings required in Chalgrove by the Core Strategy	<ul style="list-style-type: none"> • South Oxfordshire District Council Core Strategy (2012) • South Oxfordshire District Council Strategic Housing Market Assessment (2014)
3	Ensure the development does not cause or exacerbate road safety issues around the village. Promote the provision of foot and cycle paths wherever possible to reduce the dependence on vehicular transport	<ul style="list-style-type: none"> • The National Planning Policy Framework (2012) • Oxfordshire Local Transport Plan • South Oxfordshire Sustainable Community Strategy(2009 to 2026)
4	Avoid placing people and property at risk in areas liable to flood. Adopt more sustainable drainage systems, and introduce flood defenses wherever possible	<ul style="list-style-type: none"> • The National Planning Policy Framework (2012) • Flood and Water Management Act (2010) • Thames River Basin District River Basin Management Plan (2015)Environment Agency
5	Ensure new developments protect and enhance the water environment	<ul style="list-style-type: none"> • The National Planning Policy Framework (2012) • Thames River Basin District River Basin Management Plan (2015)Environment Agency
6	Avoid low density developments	<ul style="list-style-type: none"> • South Oxfordshire District Council Core Strategy (2012)
7	Avoid noise and light pollution from new development	<ul style="list-style-type: none"> • Noise directive • The National Planning Policy Framework (2012)
8	Create developments which are safe and which integrate into the community with access to local services and facilities	<ul style="list-style-type: none"> • South Oxfordshire Sustainable Community Strategy (2009 to 2026) • The National Planning Policy Framework (2012)
9	Provide and protect access to sufficient, high quality open spaces, sports and recreation facilities of all kinds.	<ul style="list-style-type: none"> • The National Planning Policy Framework (2012) • South Oxfordshire Sustainable Community Strategy (2009 to 2026)
10	Make every effort to ensure that local services, facilities and infrastructure are maintained and improved when needed	<ul style="list-style-type: none"> • The National Planning Policy Framework (2012) • Water resources Management Plan (2014) 2015-2040 (Thames Water)

	<i>Key message</i>	<i>Plan or Programme</i>
11	Promote good design in new developments which is locally distinctive, incorporates renewable energy technologies and is designed with the needs of disabled people and an ageing population in mind	<ul style="list-style-type: none"> • South Oxfordshire District Council Local Plan 2011 (2006) • The National Planning Policy Framework (2012)
12	Protect the quality and character of the countryside.	<ul style="list-style-type: none"> • The National Planning Policy Framework (2012) • North Wessex Downs AONB Management Plan 2009 - 2014
13	Conserve and enhance biodiversity on designated sites and elsewhere in the parish and consider the provision of new habitats in planning new developments.	<ul style="list-style-type: none"> • Biodiversity 2020 • South Oxfordshire Sustainable Community Strategy 2009 - 2026
14	Conserve and enhance the historic environment, buildings, monuments, sites places features or landscapes of historic architectural archaeological or cultural interest both designated and undesignated	<ul style="list-style-type: none"> • The National Planning Policy Framework (2012)

4.3 Environmental baseline

The scoping report documents the baseline situation relating to the following SEA topics: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. The baseline data for each of these topics are presented below.

Biodiversity, flora and fauna – There are no international, national or local nature conservation designations within the CNDP area and none are likely to be significantly affected by the CNDP. Section 7.2 of this report discusses the potential for effects on European sites.

The following European sites lie wholly or partly within 17km of Chalgrove and have been included in the HRA:

- Cothill Fen Special Area of Conservation (SAC);
- Oxford Meadows SAC;
- Little Wittenham SAC;
- Aston Rowant SAC;
- Chilterns Beechwoods SAC; and
- Hartslock Wood SAC.

Relevant features within the CNDP area include: Hardings Field, hedgerows, small areas of common and set-aside land, and the areas along the Chalgrove Brook, which between them support a variety of birds and other wildlife, including red kites, water vole, riverfly, mallard ducks and otters. The Chalgrove Brook has a chalk-stream ecology that is different to that found in the main River Thames. Black Poplars have also been identified on a site in the south-east of the plan area.

The Draft NDP includes a supporting statement in relation to biodiversity. It is reasonable to assume that without the Local Plan, existing trends would continue. National planning policy contained in the NPPF and existing Development Plan policy (such as Policies CSG1 and CSB1 of the adopted Core Strategy) would help to ensure that new development protects and enhances biodiversity.

Landscape and townscape - The South Oxfordshire Landscape Assessment (SOLA)² describes Chalgrove as “floodplain landscape consisting of: flat, open farmland and floodplain pasture”, and some scattered small copses on the northern and southernmost boundaries. There are two main watercourses running through the length of the village. The village itself is built of stone/brick with tiles/thatch and there are two adjacent small business parks to the North in the hamlet of Warpsgrove.

The draft CNDP includes a policy on the built-up area (Policy C1) which sets out a definition of the built up area boundary, the nature of development that would be appropriate as infill on the edge of the built up area and as development outside of the built-up area. It also includes an allocation to the West of Marley Lane for 200 homes. In the absence of the CNDP development within or adjacent to this area, any application for development would be determined in accordance with the development plan and the NPPF.

Air Quality – No Air Quality Management Areas (AQMAs) have been declared in Chalgrove. The Scoping Report identifies that car ownership in the CNDP area is relatively high and this will be a source of air pollution.

The housing site proposed to be allocated in the CNDP has outline planning consent and no issues in relation to air quality were raised in relation to it. It is assumed that this would come forward in the absence of the CNDP although there would potentially be greater uncertainty around the quantum of development the site would deliver in the absence of the CNDP.

Heritage - Chalgrove has a rich heritage of 34 grade II listed buildings, which includes a number of listed walls and barns. The majority are picturesque thatched cottages along the High Street dating from the 16th and 17th centuries. There are also two grade I listed buildings, the 15th century manor house and 12th century church containing mediaeval wall paintings and one of the oldest working turret clocks in Oxfordshire.

The Chalgrove Hoard, the largest find of Roman Britain coins now in the Ashmolean Museum Oxford, demonstrate Chalgrove’s Roman connections.

Hardings Field, Chalgrove, is the site of one of the most fully excavated medieval, moated manors in England. Excavations in the 1970s revealed evidence of a pre-moat occupation dating from the late 12th to early 13th century and followed it through until its demolition in the 15th Century.

Chalgrove Airfield is a former Second World War airfield opened in 1943; it was used by both the Royal Air Force and United States Army Air Force. During the war it was used primarily as a combat reconnaissance airfield. It was closed in late 1946. Today, the airfield is primarily used by the Martin-Baker company for testing ejector seats and RAF Benson for training.

Chalgrove Battlefield is a Registered Battlefield within the CNDP area on the eastern side of Chalgrove Airfield. This is the site of a Civil War Battle that occurred in June 1643. On Warpsgrove road, between Chalgrove and the Business Park, is the Hampden Memorial commemorating the Civil War battle fought nearby. A smaller memorial stone situated on the road to the entrance to the airfield is a memorial to the USAAF personnel who flew from RAF Chalgrove (Station 465) in WW2.

Chalgrove is a destination for heritage related tourism, with the Grade 1 Church and Grade 1 Manor House attracting group visits. The village guide book and the Welcome to Historic Chalgrove leaflet provide visitors with information on these and other features.

² South Oxfordshire District Council (2003) South Oxfordshire Landscape Assessment

The draft CNDP contains a supporting statement in relation to heritage assets and archaeological sites. It is reasonable to assume that designated heritage assets within the CNDP area would be protected without the Local Plan (since works to them invariably require consent). Opportunities to enhance assets may also be missed. Further, other non-designated elements which contribute to the character of the area could be harmed without an up-to-date policy framework. Notwithstanding, it is recognised that national planning policy set out in the NPPF and extant Development Plan policy and associated guidance would together provide a high level of protection in this regard.

Soil and Geology - The parish lies within the clay vale, with the village of Chalgrove lying along the vale floor. It is situated on narrow strips of alluvium overlying shallow gault clay over younger river gravels. These gravel deposits extend in 'fans' to the bed of Chalgrove Brook. The course of the brook reflects that of the substantial post-glacial river channel, some 25 metres wide and over 2 metres deep, found to the east of the village during the laying of the gas pipelines. In terms of agricultural land quality, the land immediately adjacent to the settlement is Grade 4 Agricultural Land, land on the western side of the settlement is Grade 3 and land on the eastern side is Grade 2. Chalgrove Airfield includes non-agricultural land.³ Future development associated with the existing settlement is unlikely to impact on best and most versatile agricultural land in the absence of the CNDP.

Water - The watercourses are tributaries of the River Thames. The Haseley Brook, partly bounding the parish to the north, gives rise to flooding in its lower reaches. The much larger Chalgrove Brook, along the southern village boundary, passing through the water mill, gives rise to floods. On the north side of the high street there is a 'natural' spring line and watercourse which, together with the main brook, have their flow regulated via a bifurcation just above the Berrick road bridge. The quality of the Chalgrove Brook water is regularly monitored by Chalgrove Wildlife and Conservation Society as part of the National Riverfly Monitoring project.

Chalgrove has areas within flood zones 2 and 3 as identified in the flood zone map produced by the Environment Agency. Surface water flooding is also an issue with the High Street within the 1 in 30 year surface water flood extent. The CNDP area includes other areas within the 1 in 30 year surface water flood extent (for example to the south of the settlement) and areas in the 1 in 100 year surface water flood extent.⁴

The projected increase in the population of the South Oxfordshire Area will result in increased pressure on water resources which could affect water availability and quality across the district, including the CNDP area. Thames Water is predicting a water supply deficit over the plan period due to climate change. However, they have planned measures including supply enhancements and demand management options (mainly water efficiency measures) to address any deficit (in advance of it occurring).⁵

The water cycle study⁶ identified that there are concerns regarding wastewater services and that upgrades are likely to be required throughout the district to ensure sufficient capacity is present for future development. Furthermore, it was also noted that in respect of wastewater treatment, most of the treatment works will need to be upgraded to cater for future growth. There will be a need to improve wastewater treatment in order to prevent deterioration to the quality of the receiving watercourse. It is understood that current technology limits need to be addressed to improve water quality and ensure Good Ecological Status in watercourses.

³ <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx> (accessed November 2017)

⁴ Hydro GIS Ltd (2014) Chalgrove Neighbourhood Plan Strategic Flood Risk Assessment

⁵ Thames Water (2014) Final Water Resources Management Plan (2015-2040)

⁶ South Oxfordshire District Council (2016) Water Cycle Study

Human population – The population of Chalgrove declined by 2% between 2001 and 2011. The breakdown of the population is very similar to the national average.

In the absence of the CNDP it is assumed that the breakdown of the population would remain similar to the national average. Population growth would potentially be the same as that associated with the CNDP, possibly slightly higher as there might be less control over the capacity of housing of site H1A.

Human health - The 2016 Health Profile for South Oxfordshire⁷ highlights that the health of people in South Oxfordshire is generally better than the England average and that South Oxfordshire is one of the 20% least deprived districts/unitary authorities. Life expectancy for both men and women is higher than the average for England. Data for 2012-15 indicates that the incidence of injuries and deaths on the road in the District is high (50 per 100,000) relative to the average for England (39.3 per 100,000). There is no equivalent data for the CNDP area.

Employment - Chalgrove has a higher than national average of economically active residents, (those in employment or unemployed) and a lower than national average of economically inactive residents (including students, home makers and retirees). Chalgrove also has a lower than national average for unemployed.

There are two business parks in the Parish, Monument Park consisting of business units, workshops, starter units, serviced offices, meeting rooms, warehouse & storage options in different sizes and Hampden House and Tower Estate which is home to a number of businesses. Twenty five percent of the workforce at Monument Park is made up from local residents.

In the absence of the CNDP it is assumed that the economic profile of the population will remain. Monument Park is considering expansion, the emerging Local Plan also identifies that land adjacent to the Business Park should be identified for employment use.

Education and skills – Chalgrove Primary School is within the CNDP area. This caters for children aged 5 to 11 years. There is a pre-school nursery section attached to the school. Children of secondary school age are served by a school bus to Icknield School in Watlington.

The 2011 census shows that 13.1% of Chalgrove residents (Ward data) were without qualifications which compared with 9.7% for South Oxfordshire overall and England and Wales as a whole (15%).⁸ The education level generally equates well with the rest of the country, although with the number of further education Establishments centred in Oxford itself, the county shows a much increased amount of degree level population.

In the absence of the CNDP the need for additional school places would be determined through the planning application process and payments through the Community Infrastructure Levy. It is assumed that the educational profile of the settlement would remain similar to the existing one.

The scoping report documents the steering group's assessment of the sustainability issues and challenges, drawing on a SWOT analysis, the policy context and baseline evidence. From a review of the key messages from the policy context, extensive baseline evidence, and a SWOT analysis, the steering group identified the key sustainability issues and problems for the parish as set out in **Table 4.2**.

⁷ Public Health England (2017) South Oxfordshire Public Health Profile 2016

⁸ NOMIS <https://www.nomisweb.co.uk/reports/lmp/ward2011/1140855780/report.aspx?town=chalgrove> accessed November 2017

Table 4.2 - Key sustainability issues and problems for the Parish

<i>Key Messages</i>	<i>Sustainability Objectives</i>
1. Ensure that housing development contributes to meeting the social and economic needs of Chalgrove, sustains the vitality of the village, and that new housing helps Chalgrove better meet the demand for affordable housing in the village.	(1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections
2. Ensure that new housing development meets the numbers of additional dwellings required in Chalgrove by the Core Strategy	(2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA
3. Ensure the development does not cause or exacerbate road safety issues around the village.	(3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking
4. Promote the provision of foot and cycle paths wherever possible to reduce the dependence on vehicular transport	(4) Ensure footpaths and cycle paths are provided and retained wherever possible
5. Avoid placing people and property at risk in areas liable to flood. Adopt more sustainable drainage systems, and introduce flood defences wherever possible	(5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues
6. Ensure new developments protect and enhance the water environment	(6) Encourage the use of sustainable urban drainage systems
7. Avoid low density developments	(7) Conserve and enhance the water environment
8. Create developments which are safe and which integrate into the community with access to local services and facilities	(8) Avoid low density development
9. Provide and protect access to sufficient, high quality open spaces, sports and recreation facilities of all kinds.	(9) Ensure developments are safe and integrated into the community
10. Make every effort to ensure that local services, facilities and infrastructure are maintained and improved when needed	(10) Ensure developments have access to local services
	(11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible
	(12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied
11. Promote good design in new developments which is locally distinctive, incorporates renewable energy technologies and is designed with the needs of disabled people and an ageing population in mind	(13) Ensure that new development is of a high quality design and reinforces local distinctiveness
12. Protect the quality and character of the countryside.	(14) Encourage renewable energy technologies within new development wherever possible
13. Avoid noise and light pollution from new development	
14. Conserve and enhance biodiversity on designated sites and elsewhere in the parish and consider the provision of new habitats in planning new developments.	(15) Conserve and enhance biodiversity and encourage the provision of new habitats
15. Conserve and enhance the historic environment, buildings, monuments, sites places features or landscapes of historic architectural archaeological or cultural interest both designated and undesignated	(16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage

These objectives were cross-checked against the SEA Directive issues as set out in **Table 4.3**.

Table 4.3 SEA Directive issues

SEA Directive issue	NDP Sustainability Objectives
Biodiversity, fauna and flora	Objective 6, 7,8 and 15
Human population	Objectives 1, 2, 8, 9, 10 and 11
Human health	Objectives 3, 4, 5, 9, 10,11 and 12
Soil	Objectives 5,6 and 12
Water	Objectives 5, 6, 7 and 12
Air quality and climate	Objectives 4 and 15
Material Assets	Objectives 9,11,13 and 16
Cultural heritage	Objective 16
Landscape	Objectives 11, 13 and 14

4.4 Consideration of difficulties encountered with this assessment

Assumptions

There are a number of limitations, which should be borne in mind when considering the results and conclusions of this assessment.

SEA is a tool for predicting potential significant effects. The actual effects of the policies may be different from those identified. Prediction of effects is made using an evidence based approach and incorporates a judgement.

The strategic nature of the assessment identifies issues that could be improved and can therefore be used to guide the next iteration of the plan.

The assessments are based on the best available information, including that provided to us by SODC and information that is publicly available. Every attempt has been made to predict effects as accurately as possible using the available information, noting that the assessments reflect the strategic nature of the policies.

Many effects will depend on matters of detailed design such as the scale of development, building design and construction methods, which are not known at this stage.

This report has been produced to assess the environmental effects of the NDP and meets the requirements of the SEA Directive. It is not intended to be a substitute for Environmental Impact Assessment (EIA) or Appropriate Assessment (AA). For further information on the differences between these assessments please see: (https://www.rspb.org.uk/Images/environmentalassessment_tcm9-257008.pdf)

Difficulties Experienced during the plan preparation

a. Lack of consistency of contacts within SODC

During the period of the plan preparation there have been 7 different contacts the longest being for a year. Each of these was helpful but each one having an entirely different approach to how the NDP should be produced. This has caused delays due to changes being implemented due to conflicting advice.

b. Changes to the Local Plan

In April 2016, the CNDP were advised by SODC that in the new (emerging) Local Plan, the village might be expected to take in the vicinity of 200 new homes. Initially the CNDP identified sites for 82 dwellings originally allocated in the SODC local plan all assessments and consultations up to that point had been undertaken to accommodate 82 homes, this resulted in reworking the plan with the revised allocation.

At the same time the CNDP were advised that Chalgrove Airfield was the preferred option for a strategic site of up to 3,500 homes. The Parish Council and the majority of our residents are strongly opposed to this proposal. This has caused additional challenges to the CNDP with the additional time required to meet with the airfield developers and research and respond to the proposal. It has also affected the attitude of the village with residents asking 'what is the point of a NDP with 3,500 houses hanging over our heads?'

c. Flood Map changes

In October 2015 the CNDP were advised that the Environment Agency had approved, and were going to publish, a revised flood map for Chalgrove based on remodelling part of the village; this remodelling did not cover all of the land put forward for development including an area of the site West of Marley Lane. As this revised flood map was not taken into account in the first SFRA or site analysis the CNDP commissioned a further flood report using the same methodology as that for the revised EA map. Due to the need to raise funds through grants, and the need to change the area being remodelled to include the increased allocation, the report was not received until November 2016. SODC offered to assist with the grant application to pay for this modelling, however again due to staff changes this was delayed by three months.

d. Planning Applications

Due to the lack of a 5 year land supply in the District speculative developments have come forward and been approved before the completion of this plan. The developers of Chal 7 (Land East of Chalgrove) put in a planning application to SODC in December 2016 and the developers of sites 1, 10 and 11 (Land west of Marley Lane) put in an application in response in January 2017. Permission was granted for development of 200 homes on the Land west of Marley Lane in June 2017. Permission was originally refused for development of 120 homes on the Land East of Chalgrove in April 2017 and subsequently was successful at appeal in December 2017 (Appeal Ref: APP/Q3115/W/17/3177448). Both have now been approved.

e. Response to pre-submission NDP

The pre submission NDP was published in April 2017 with a deadline to respond by June 5 2017. The response received from Wates Development, developers for Site 7, was substantial and took some time to make the full response demanded.

f. Lack of planning and technical expertise

The CNDP steering group is made up of members of the CPC and residents of Chalgrove, and although willing, able and hardworking volunteers we do not have the planning and technical expertise required for the production of the plan. With limited funds provided by SODC and Locality we worked with Community First Oxfordshire and a planning expert to produce the draft plan and SEA. Following the response to the pre submission documents we commissioned an independent consultant to carry out a health check on the SEA and assist us with changes. We also commissioned two Strategic Flood Risk Assessments, one prior to the unanticipated revised flood map and one following it being published.

5 Sustainability Assessment

5.1 Assessment framework

In the Sustainability Appraisal scoping report, the steering group set out a sustainability assessment framework which is reproduced in **Table 5.1**. This framework has been used throughout the Plan process to test the Neighbourhood Plan objectives, reasonable alternatives and policies as reported in Section 3.

Table 5.1 Assessment framework

	NP objectives, alternatives, policies			
Sustainability Appraisal Objectives	1	2	3	4 etc.
1				
2				
3- 16				

KEY:

POS ++	POS+	NEUTRAL 0	NEGATIVE -	NEGATIVE --	N/A
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A draft Sustainability Appraisal scoping report was sent for formal consultation in August 2015 to the following statutory bodies:

- The Environment Agency;
- Natural England;
- Historic England and
- In response to comments from the consultees, some elements were revised and some material added to the evidence base for the NDP as summarised in **Table 5.2**.

Table 5.2 Comments received on SA scoping report August 2015

Commenter	Comment	CNDP Response
Mary Tomlinson BSc (Hons) MSc Lead Adviser Sustainable Development and Regulation Thames Valley Team	The scoping report looks comprehensive, however I would advise adding in about preserving Best and Most Versatile (BMV) agricultural land in line with the NPPF, and also adding in consideration of the Chilterns AONB with is approx. 3km from the boundary of the Parish and therefore the Parish may be within the setting of the AONB depending on the visual envelope (i.e. what you can see from within the AONB).	<ul style="list-style-type: none"> • Sites 2, 3, 4 and 5 are classified as moderate natural fertility, and sites 1,6,7,8,9,10 and 11 are classified as low natural fertility. None of the sites are classified as High natural fertility • Views into and out of the village have been taken into account and are shown on the 'Chalgrove Views' map included in the Plan Document
Mr David Griggs Planning Advisor Environment Agency, Wallingford	<ul style="list-style-type: none"> • Flood Zones 3 and 2, associated with the main rivers. • Sequential Test - Any policies that allocate development within areas of flood risk will need to be supported by demonstration that the Sequential Test, and if appropriate the Exception Test, have been passed. • The Chalgrove and Haseley Brooks, at 'moderate' Ecological Status under the Water Framework Directive (WFD). • Chalgrove Airfield has a high risk of being potentially affected by contamination from previous uses, which pose a risk of pollution to the Summertown-Radley Sand and Gravel Member, designated a Secondary A Aquifer, below the site. • We recommend that SA objective 6 is revised to refer specifically to 'sustainable urban drainage systems'. • In order to ensure that development is directed towards the areas of lowest flood risk, we advise that the neighbourhood planning body use the map provided, showing the implications of the recent flood modelling, to inform the sequential testing of sites. 	<ul style="list-style-type: none"> • Developers of sites 1,10 and 11 amended site plan to build only in flood zone 1 • Sustainability Objective 7. Conserve and enhance the water environment • SA Objective 6 amended accordingly • The revised flood map was used in the amendment of the site plan by the developers of sites 1, 10 and 11. CNDP appointed Edenvale Young to undertake further modelling of areas of the village that were not remodelled for the production of the revised map to ensure that all sites were measured using the same methodology • Flooding supporting statement included as an appendix to the Plan document

<p>Robert Lloyd-Sweet Historic Places Adviser (South East England) Historic England Guildford</p>	<p>We note that whilst the evidence base records the presence of the memorial to the Civil War battle of Chalgrove as a part of the village's heritage, it has not identified the Registered Battlefield itself as a site of historic interest. This is classified as a designated heritage asset and as such proposals affecting it should be considered according to the guidance set out in paragraphs 132-143 and 136 of the NPPF in particular. The area of the Registered Battlefield can be viewed via the National Heritage List website at: http://list.historicengland.org.uk/mapsearch.aspx . This should be considered in relation to the suitability of sites 9 and 7 for allocation in particular.</p> <p>We would also suggest giving a little further consideration to the archaeological implications of the area's recorded past and features. The well-described evidence of the hoard of Roman coins might also suggest the potential for other evidence of activity of similar date in the area, which may require investigation prior to the determination of applications for development. Likewise the evidence of the well-preserved medieval remains of Chalgrove may suggest other sites in the village have potential to reveal further information about the village's past that should be recorded, at the least, prior to development. We would recommend working closely with the County Council Archaeological Service to develop a policy to manage the impact of future development on the area's archaeological resource, as well as exploring opportunities to reveal its history where interventions are deemed to be justified.</p> <p>I'm happy to express our support for the site assessment criteria, although I would suggest adding to those addressing the potential impact of development of these sites on heritage to include the 'setting' of heritage assets (both designated and of local significance) as a consideration to align with national policy.</p>	<ul style="list-style-type: none"> • The Battlefield is identified as a Registered Battlefield in the Character Assessment document. The finds of the Roman Hoard and Mediaeval Moated Manor are also documented. • Listed buildings and heritage assets are listed in the Character Assessment • SA Objective 16. Conserve and enhance the heritage of Chalgrove, including archaeological heritage • Heritage Assets and Archaeological Sites Supporting Statements included as an appendix to the Plan document
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5.2 Sustainability assessment of Plan objectives

Once the Sustainability Appraisal framework and baseline information had been consulted on and refined in line with comments received, we used the framework to assess the Plan. In January 2016, the Steering Group met twice to assess the CNDP objectives against the Sustainability Appraisal framework, with Community First Oxfordshire as external advisor. This process enabled the steering group to check whether the eleven emerging CNDP objectives were the best possible ones for sustainability.

The CNDP also gave a narrative comment where it was felt that further explanation could provide greater detail as to the potential impact of a NP objective this full assessment is Appendix 3. A summary of the assessment is given in **Table 5.3** below.

Table 5.3 Summary of assessment of Plan Objectives

KEY:

POS ++	POS+	NEUTRAL 0				NEGATIVE -				NEGATIVE - -				N/A			
CNDP Plan Objectives		Sustainability Objectives															
Village Character		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Objective 1 – to enhance Chalgrove’s strong sense of place, community and local identity		++	+	++	++	++	++	++	0	++	++	++	0	++	++	++	++
Objective 2- to ensure that new housing development is in character with the village		+	+	++	++	0	0	++	0	++	++	++	0	++	0	++	++
Housing		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Objective 3 – to identify development sites to meet the housing numbers allocated in the Local Plan		+	++	0	0	-	-	0	+	0	0	+	++	0	0	-	-
Objective 4 – to provide existing and future residents with the opportunity to live in a decent home, while maximising those opportunities for those with local connections and providing a mix of housing to better meet local needs for smaller homes		++	++	+	+	++	++	0	++	+	+	+	++	++	++	+	0
Objective 5 – to ensure that new development does not cause or exacerbate existing traffic, parking and road safety issues around the village		-	+	++	++	0	0	0	0	++	+	0	0	+	0	0	0

CNDP Plan Objectives	Sustainability Objectives															
Housing	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Objective 6- To maximise integration of` the development allocation with the existing community	+	++	+	++	0	0	0	0	++	++	+	0	+	0	0	0
Objective 7 - To ensure new development does not cause new or exacerbate existing risk of flooding and to seek to reduce the existing risk	0	+	-	0	++	++	0	-	+	0	+	++	+	0	+	0
Community Assets, Services and facilities	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Objective 8 - To ensure that local services, recreational facilities and infrastructure are maintained and improved in proportion to population growth.	0	+	++	++	+	++	0	0	+	++	++	++	0	0	0	0
Objective 9- To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	0	+	0	++	++	++	++	0	0	0	++	++	++	++	++	++
Objective 10- To ensure that heritage assets are protected and enhanced	0	+	0	+	0	0	0	0	0	0	0	0	0	0	0	++
Economy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Objective 11 - To enhance the prospects for local employment by supporting development of existing business parks for small businesses	0	+	0	+	0	0	0	0	+	0	0	0	0	0	0	0

Conclusions from sustainability assessment of plan objectives

CNDP -Village Character Objectives

These plan objectives deal with maintaining Chalgrove's strong sense of place, community, local distinctiveness and character. The Character Assessment (<http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>) identifies what is important about Chalgrove, both in terms of its setting and individual character areas within the village. A considerable number of sustainability objectives are seen to be supportive or in harmony with these plan objectives with a smaller number being seen to have a neutral effect.

Overall there is general conformity between the two sets of objectives, and there are no points of difference or opposition.

CNDP - Housing Objectives

These plan objectives deal with the allocation of housing sites, housing mix, design, road safety, local access for new housing and flooding and drainage issues. Many of these objectives are assessed to either meet the sustainability objectives or of having a neutral effect. There are a few areas of conflict identified being impact on flood risk, road safety and character and heritage. All sites will need to undertake a strategic flood risk assessment and include flood mitigation into their development. Road safety, character and heritage can be mitigated within the design of the development.

Overall it will be seen that there is much conformity between the two sets of objectives, and no unsustainable differences.

Community Services and Facilities

These plan objectives deal with local services and facilities, ecology and heritage. All of these objectives are judged to either meet the sustainability objectives or to have a neutral effect. Although development may bring the risk of losing biodiversity by developing currently open and agricultural land it also gives the opportunity of enhancing it by landscaping and SUDS (for example ponds and swales) which could provide new habitats and increase biodiversity. Developer contributions could improve facilities and services.

Overall there is general conformity between the two sets of objectives, and there are no points of difference or opposition.

Economic and employment

The majority of the sustainability objectives are assessed as neutral or with remaining objectives being positive and therefore supportive

6 Reasonable Alternatives

6.1 Developing and refining alternatives

The steering group then developed and refined alternatives to meet the vision and objectives of the Neighbourhood Plan

6.2 Strategic options

The SODC allocated a minimum of 82 new dwellings to Chalgrove, in the Local Plan, subsequently, there has been a Strategic Housing Market Assessment (SHMA) and a new Local Plan is under preparation (South Oxfordshire Local Plan 2033). The emerging Local Plan Preferred Options 1 (June 2016) indicated that the village could plan for an increase of 10% on current stock plus 82 identified in the Local Plan giving a suggested allocation of 193.

The emerging Local Plan Preferred Options 2 consultation document, April 2017, indicated an expected level of growth for the village of 15% on current stock plus 82 identified in the local plan resulting in 236 homes over the plan period. However, Chalgrove is also identified as a community where a proposed strategic allocation has been made (Chalgrove Airfield) and subsequently while the plan provides a number for the neighbourhood plan it does not require the village to deliver any additional development beyond the strategic allocation should it go ahead. However, the Local Plan supports these communities allocating further development sites.

The SHLA and subsequent landowner enquiries provided a total of 11 potential development sites. The strategic options available to the CNDP were identified as:

1. Do Nothing- do not produce a neighbourhood plan;
2. Plan for the proposed allocation in the emerging local plan preferred option 1 of around 200 dwellings; and
3. Plan for additional development to provide more than the 200 homes allocated.

The first option was not acceptable as public consultations showed that the residents of Chalgrove wanted an input into the decision making on the location and type of development that takes place in their village. Chalgrove Parish Council decided to develop a Neighbourhood Plan to give residents the opportunity to ensure that development is specific to local needs and requirements and meets the sustainability objectives identified and considered through community consultation.

The three options were assessed against sustainability objectives, and as expected there were negative impacts on flooding, road safety, biodiversity and character. The greater the number of new homes, the more likely there will be negative impacts when tested against environmental issues.

Table 6.1 on the following page provides a summary of the assessment of the strategic options against the sustainability objectives in one Chart including comments where relevant.

Table 6.1 Summary of the assessment of the strategic options

KEY:

POS ++	POS+	NEUTRAL 0	NEGATIVE -	NEGATIVE - -	N/A
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Sustainability Objective	Do nothing - do not produce a NDP	Option 1 - Plan for 200 dwellings	Option 2 - Plan for more than 200 dwellings
1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	-- Does not enable the community to identify their needs	+ This option provides 17% growth allowing for the needs of the community identified in the housing questionnaire plus additional growth	- This option provides 27% growth and is deemed disproportionate to the needs of the community
2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	-- No local input as to sustainability	+ This option meets the needs of the Local Plan	- This option appears to exceed the requirement set out in the draft Local Plan
3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	-- Without a Plan there is a probability that a greater number of houses would be built, (given the lack of 5 year land supply) which would have a greater negative impact.	- Any development will have a negative impact on traffic and parking issues	-- Greater housing numbers will have a greater negative impact
4) Ensure footpaths and cycle paths are provided and retained wherever possible	0 Any development will need to meet this objective	0 Any development will need to meet this objective	0 Any development will need to meet this objective
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	-- Risk of greater housing numbers will have a greater negative impact	- Any development increases the risk of flooding to the village	-- Greater housing numbers will have a greater negative impact
6) Encourage the use of sustainable urban drainage systems	0 Any development will need to meet this objective	0 Any development will need to meet this objective	0 Any development will need to meet this objective

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Sustainability Objective	Do nothing - do not produce a NDP	Option 1 - Plan for 200 dwellings	Option 2 - Plan for more than 200 dwellings
7) Conserve and enhance the water environment	0 Any development will need to meet this objective and can be mitigated	0 Any development will need to meet this objective and can be mitigated	0 Any development will need to meet this objective and can be mitigated
8) Avoid low density development	0 Any development will need to meet this objective	0 Any development will need to meet this objective	0 Any development will need to meet this objective
9) Ensure developments are safe and integrated into the community	- No local input into location and connectivity	0 Any development will need to meet this objective	0 Any development will need to meet this objective
10) Ensure developments have access to local services	-- No input into the number of additional homes may impact on local services	- The Primary school does not have capacity for the number of pupils associated with this level of growth and could result in Primary School children being transported to schools outside of the Parish	-- Greater housing will produce more Primary school age children and is likely to have a greater impact on these children being transported to schools outside of the Parish
11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	-- Less CIL contribution will reduce ability to provide additional facilities. Lack of local input may impact on popular open spaces	+ New development will contribute through CIL or section 106, increased population should improve sustainability of local facilities	+ New development will contribute through CIL or section 106, increased population should improve sustainability of local facilities
12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	- Current capacity of the sewage system is an additional 140 homes	- Current capacity of the sewage system is an additional 140 homes	-- Greater housing will have additional negative impact on the sewage system

Sustainability Objective	Do nothing - do not produce a NDP	Option 1 - Plan for 200 dwellings	Option 2 - Plan for more than 200 dwellings
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	- No local input into design and local distinctiveness may result in development not matching character of the existing village	0 Design standards and policies within the Neighbourhood Plan will require development to meet this objective	0 Design standards and policies within the Neighbourhood Plan will require development to meet this objective
14) Encourage renewable energy technologies within new development wherever possible	0 Design standards will require development to meet this objective	0 Design standards will require development to meet this objective	0 Design standards will require development to meet this objective
15) Conserve and enhance biodiversity and encourage the provision of new habitats	0 Development on previously undeveloped land will obviously have a negative effect on existing habitats and wildlife corridors any development will need to mitigate this, and the greater number of homes that may be built due to the lack of 5 year land supply will have a greater negative effect	0 Development on previously undeveloped land will obviously have a negative effect on existing habitats and wildlife corridors any development will need to mitigate this	0 Development on previously undeveloped land will obviously have a negative effect on existing habitats and wildlife corridors, any development will need to mitigate this, and greater number of homes will have a greater negative effect and will require greater mitigation.
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	0 Any development will need to meet this objective with an archaeological survey undertaken	0 Any development will need to meet this objective with an archaeological survey undertaken	0 Any development will need to meet this objective with an archaeological survey undertaken

In particular the following issues are major local considerations in relation to how much development Chalgrove can sustainably accommodate:

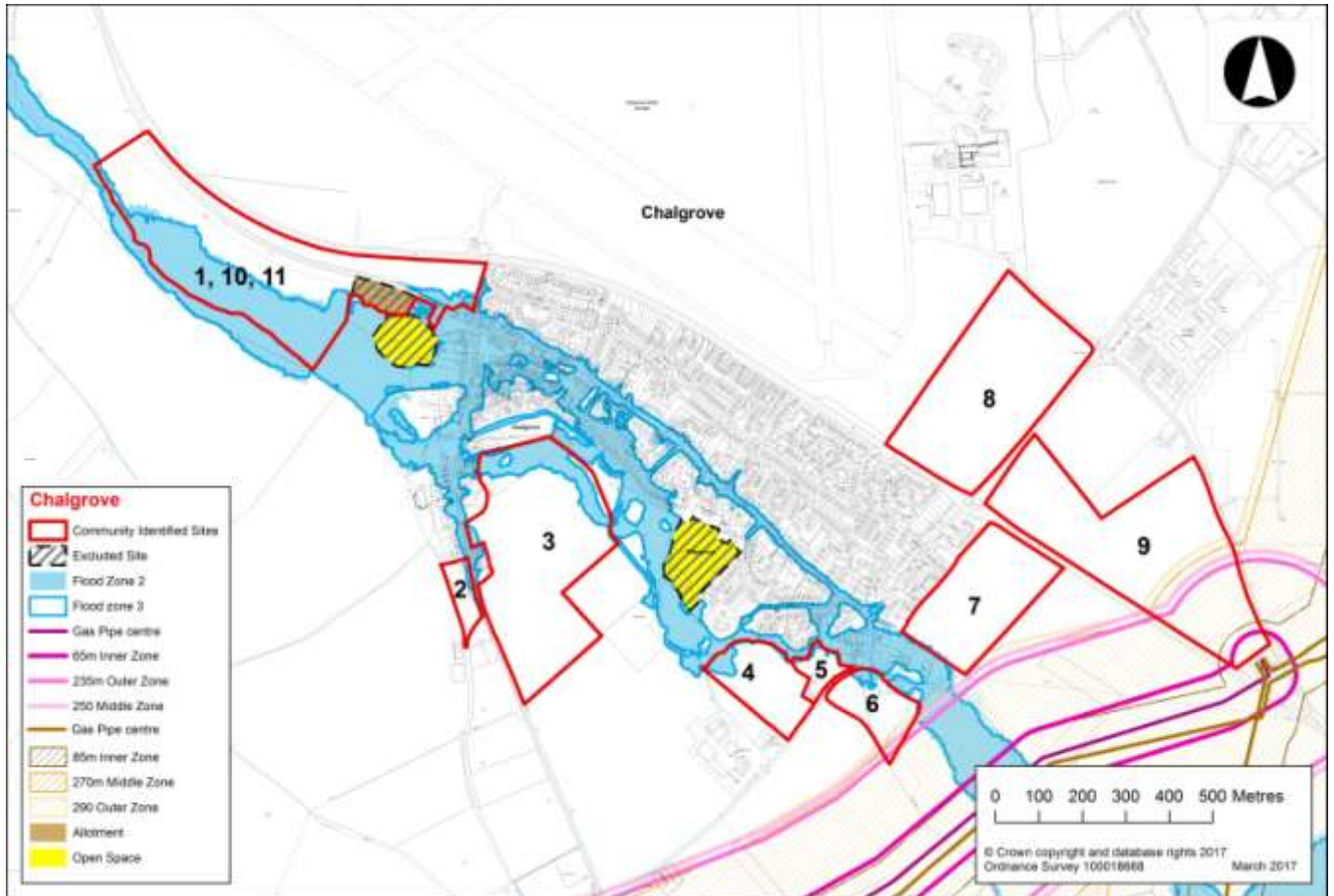
- Flooding - As flood risk, including surface run-off and run-off through substratum, is an increasing problem within Chalgrove, and a cause for concern to our residents, all proposed development sites would be subject to a flood risk assessment;
- Sewer capacity - According to South Oxfordshire District Council's Water Cycle Study Phase 1, Chalgrove treatment works could accommodate an additional 140 dwellings before having a deterioration of more than 10%, and therefore it is unlikely that Thames Water would accept additional flows before upgrade works have been carried out; and
- School Capacity - A meeting was held with the Primary School Head and OCC Place Planning Manager in September 2016. The head advised that the school is full in Nursery with some gaps in years 5 and 6. There is total capacity for 240 pupils including Nursery, and 210 without. They currently have 206 pupils; a development of 200 homes would produce 50 Primary school children. If there is insufficient space to accommodate the additional pupils in the village school the pupils will be asked to attend another school in the catchment area with capacity and transport would be provided if needed.

From this assessment it was decided that an allocation of 200 new homes was appropriate to be in the Neighbourhood Plan.

Feasibility of housing site options

In 2014, the CNDP Steering Group began a site appraisal process and began to collate information about all possible development sites, as put forward by landowners and developers. A map of potential development sites can be found at Map 3, on the following page. The extended site for Chal 4 can be seen on Map 2.

Map 3 - Possible development sites



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Site summary

Table 6.2 presents a summary of the land uses for each of the sites.

Table 6.2 Site Summary

Sites 1, 10 and 11- Land west of Marley Lane Combined revised area 19.7 ha 200 dwellings	1 - On the edge of Chalgrove between the B480 and High Street. The site is triangular and formed by roads on the north, south and east. Currently unused 10 - Western edge of Chalgrove between the GP Surgery and The Lamb PH. There is a road to the North (High Street). Currently unused 11- Open agricultural land on the western edge of Chalgrove beyond the GP Surgery. There is a road to the North (High Street).
Site 2 - Mill Lane West 0.9 ha 20 dwellings	Agricultural land to SW of village, currently used for horse pasture and stabling.
Site 3 - Mill Lane rear of Langley Hall 13.2 ha 210 dwellings	Open agricultural land on the SE edge of the village, currently used.
Site 4 - Land Adjacent to Berrick Road Originally 3.1 ha revised area not known 120 dwellings	An open pastoral agricultural field on the S edge of the village, currently unused
Site 5 - Land Adjacent to Berrick Road 0.86 ha 10 dwellings	An open pastoral agricultural field on the S edge of the village, currently unused. There is a drainage pipe which goes across the site and the owner is responsible for the maintenance of the pipe, from the Berrick Road to the brook.
Site 6 - Land south of the Grange, Berrick Road 2.3ha 45 dwellings	Triangular grass field in SE of village currently unused.
Site 7 - Land Southeast of Farm Close and Chiltern Close 6.3 ha 120 dwellings	Open arable field in W of village directly behind housing
Site 8 - Land West of Monument Road (upper) 11.7 ha 215 dwellings	An open agricultural field across the B480 bordering Monument Road and Chalgrove airfield
Site 9 - Land East of Monument Lane (upper) 14.7 ha 270 dwellings	An open agricultural field across the B480 bordering Monument Road. Main gas pipe runs across the site at the East end.

Site assessment criteria

All 11 potential housing development sites were measured against a set of criteria, which were presented to the village at a public meeting on 17 May 2014. This was an open meeting for residents of the village to view the map of the proposed sites and identify the site criteria most important to them. The first choice was clearly the impact of flooding, followed by the impact on traffic and congestion and the landscape. Hydra GIS were appointed to produce a Strategic Flood Risk Assessment which formed part of the criteria.

The CNDP site focus group reviewed each site against each of the criteria. This involved visiting and researching each site. In turn, this was reviewed by the steering group and a site assessment document produced in May 2016 this document can be found on the Chalgrove Parish Council website: (<http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>). The results were shared at two public meeting on 8 and 23 November 2014 where residents were invited to view the results for all 11 sites and to rank them in preference. All landowners were invited to attend the meeting and representatives for sites 1, 10 & 11, 6, and 7 did so.

From this meeting, and further analysis of the site assessment, some of the sites were ruled out on planning grounds, such as flooding and access, and a short list of two potential development sites were selected. CNDP wrote to all developers and landowners that had put sites forward advising them whether their sites were being taken forward in the CNDP. At this time there was no lack of a 5 year land supply and it was assumed that the site(s) selected by the CNDP would be the only ones taken forward. There was no challenge from any of landowners or developers at this time.

The reasonable alternatives were then assessed using the same sustainability assessment as used elsewhere. Under advice from SODC and CFO we measured all sites against the sustainability objectives for completeness

- **H1option A- combines sites 1, 10 and 11**
- **H1 option B- site 7**
- **H1 option C - combination of sites 1, 10 & 11 and site 7**

Subsequent to this, in October 2015, the Environment Agency announced its intention to publish a revised flood map for the village which was based on re-modelling for part of the village only. This placed part of the preferred option of H1 option A in the flood zone. The CNDP held a meeting in February 2016 to advise residents of the new map and to discuss whether to go ahead with the plan with only part of the village having been remodelled. It was agreed that the NDP should raise the funds to carry out the re-modelling on the rest of the village to ensure all sites had been measured against the same criteria.

Throughout this process consultation meetings were held with the residents allowing them to view the proposals and express their views, this will be detailed in the consultation report.

Following the Scoping Report consultation and further comment from South Oxfordshire District Council in January 2016 the following new appraisal criteria were added to the site appraisal (**Table 6.3**):

Table 6.3 Additional Site Assessment Criteria

Site assessment criteria addition	Rationale
What are the implications of the 2015-16 flood modelling?	A partial flood modelling analysis in areas containing <i>some</i> potential development sites was undertaken (2015) after initial site assessments took place. In order to ensure comparative rigour across all sites, it was decided in 2016 to undertake flood mapping for all remaining sites using the methodology applied in the 2015 partial analysis.
Closeness to village amenities	Added to village amenities in site assessment criteria at the suggestion of SODC planning officer
Is the land of high quality agricultural value?	Added to land use in site assessment criteria following comment from natural England to Scoping Report
Is the site within the visual envelope of the Chilterns AONB?	Added to visual quality in site assessment criteria following comment from natural England to Scoping Report

This gave a final list of site assessment criteria (**Table 6.4**).

Table 6.4 - Final Site Assessment Criteria used in the site assessment - Please note the numbers in the left hand column are taken from the scoping report, the order in the site assessment report was changed from that in the scoping report to group them into relevant areas.

Scoping report Ref	Criterion	Site factors affecting the principle or form of development	Yes/No	Comments
1	Development	Is the land available for development in 1 - 5 years?		
2		Is the land available for development in 1 – 10 years?		
5	Landscape/ townscape character & quality	Are there attractive natural features (e.g. trees, hedgerows, water), landform, buildings or structures on site that contribute to local landscape / townscape character?		
6		Does the site contain any features that detract from local character?		
7		What would be the likely effect of development on local character - harm, enhance or stay more-or-less the same?		
8	Visual quality	Is the site visible from surrounding public streets, paths and open spaces?		
9		Is the site on a ridge or otherwise prominently located within important views in to or out of the village?		
10		What would be the likely effect of development on views - harm, enhance or stay more-or-less the same?		
11	Movement	Are there any designated pedestrian or cycle routes across the site?		
12		Is the site used informally by local people as a short cut?		
13	Heritage & Culture	Does the site include any designated heritage assets – listed buildings, archaeological features – or is it in a Conservation Area?		
28		Does the site contain publicly open space, recreations or sport facilities?		
14		Are there any other features of local historic interest?		
15		Is it immediately adjacent to any designated heritage assets or areas?		

	Criterion	Site factors affecting the principle or form of development		Comments
16	Heritage & Culture (cont)	Does it have any significant cultural associations e.g. with significant local events or people?		
17	Ecology & wildlife	Are there significant habitats on site e.g. wetland, wildflower meadows, woodland?		
18		Does the site form a link within a wider network of habitats?		
19		Is the site used by protected species such as bats, badgers or amphibians?		
Added	Land use	Does the land have potential significant value for other uses e.g. agriculture, community events, play, flood mitigation?		
20	Traffic Impact/Transport Links	Does the site have road access		
21		Is there impact on traffic flow		
22		Proximity to public transport		
23	Village Amenities	Are there existing pedestrian routes		
22 +		Distance to nearest bus stop		
26 +		Distance to primary school		
25 +		Distance to GP Surgery		
24 +		Distance to nearest shop		
27	Village Boundaries	Is the development contained within the current village boundaries		
3	Flood risk	Impact of the flood risk taken from the Strategic Flood Risk Assessment and re-modeling report		

The CNDP Sustainability Objectives are shown in **Table 4.2** (page 22) and are taken from the key messages identified in **Table 4.1** (page 17).

Table 6.5 includes the correlating site criteria (**Table 6.4**) in order to assess that these meet the sustainability objectives and identify any gaps.

Where we do not have correlating site criteria for sustainability objectives 8 and 14, these will be assessed during site specific developer's proposals as it would be difficult to assess these prior to these becoming available.

Table 6.5 Sustainability Objectives and Site Criteria

	CNDP Sustainability objective	Site assessment criteria	Key Message
1	Ensure development provides the number, type and tenure of homes that the community needs	All site criteria	1
2	Identify suitable development sites for a minimum of 82 dwellings	All site criteria	2
3	Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	11,20 to 26	3
4	Ensure foot paths and cycle paths are provided and retained wherever possible	11, 12, 22 to 26	3
5	Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues.	3	4
6	Encourage the use of urban drainage systems	3	4
7	Conserve and enhance the water environment	5,17	5
8	Avoid low density development		6
9	Ensure developments are safe and integrate into the community	11,12,20 to 26	7,8
10	Ensure developments have access to local services	11, 22 to 26	8
11	To continue to provide and protect open spaces and sports and recreation facilities and provide additional facilities where possible	28	9
12	Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied.	3	10
13	Ensure that new development is of a high quality design and reinforces local distinctiveness	5,6,7,8,9	11,12,7
14	Encourage renewable energy technologies within new development wherever possible		11
15	Conserve and Enhance biodiversity and encourage the provision of new habitats	5,6,17,18,19	13
16	Conserve and enhance the heritage of Chalgrove	13,14,15,16	14

The eleven sites were then reappraised in May 2016 as a result of additions to the site assessment criteria, at this time the results of the flood risk re modelling commissioned by CNDP had not been received.

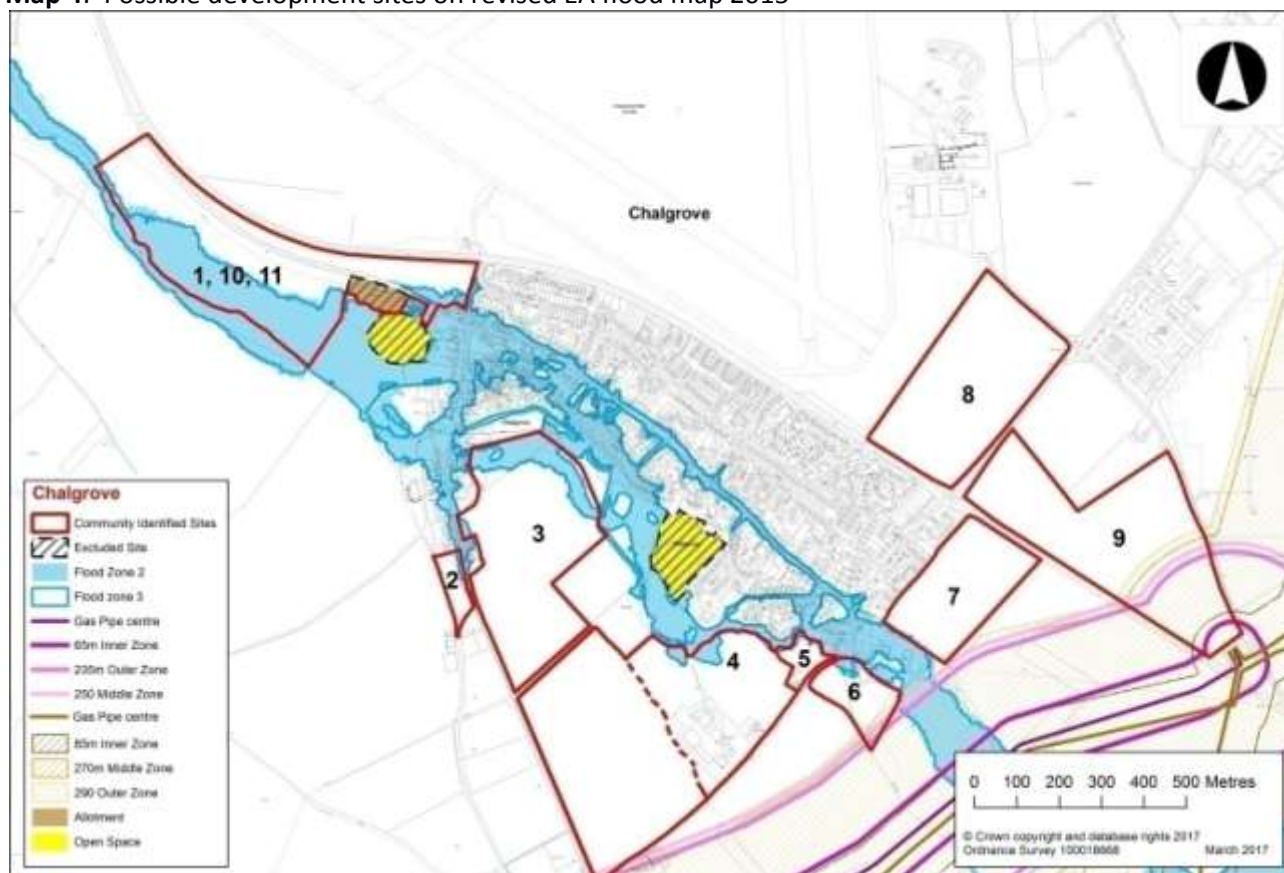
With regard to land of high agricultural value, the site criteria report includes data on soil type which shows that none of the sites are classified as high agricultural value.

With regard to views within the visual envelope of the Chilterns AONB, developments of the size of the allocation within the plan will not impact negatively on the view from the Chilterns AONB

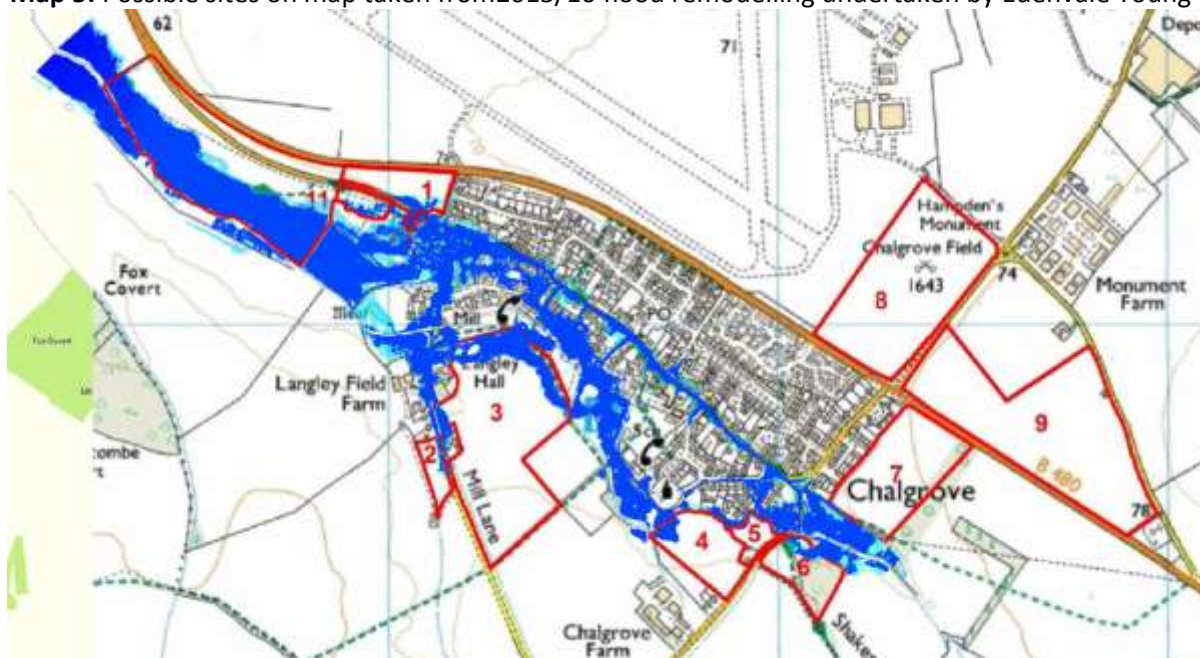
With regard to the implications of the 2015/16 flood remodelling, the report commissioned by CNDP was received in November 2016. Findings from the report show that the only change in flood impact to the proposed sites was to sites 1, 10 and 11 with areas of sites 10 and 11 identified as being in flood zone 3. The developer had also undertaken flood modelling on their site using the same methodology. As a result of their flood report, the developer amended their plans. Sites 1, 10 and 11 were merged and the developable area identified within flood zone 1. The area within flood zones 2 and 3 will be designated as public open space. This proposal was presented at a public meeting in October 2016. The report commissioned by CNDP was used in their site assessment of the revised proposal for sites 1, 10 and 11.

The revised site is shown below on the latest Environment Agency Flood Map on map 4 and on map 5 produced as a result of the 2015/16 remodelling undertaken by Edenvale Young. Map 4 includes the extended site for Chal 4; Map 5 was produced prior to the submission of the extended site at Chal 4.

Map 4: Possible development sites on revised EA flood map 2015



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Map 5: Possible sites on map taken from 2015/16 flood remodelling undertaken by Edenvale Young

Edenvale Young Flood Risk Modelling and Mapping report 17th November 2016 [Figure 16](#) | Flood Zones, based on the 1 in 100 year (Flood Zone 3, dark blue) and 1 in 1000 year (Flood Zone 2, pale blue) model results produced as part of this study (with development sites)

Sustainability of housing site options

Individual site assessments against sustainability objectives were originally undertaken in March 2016, prior to the increased allocation in the SODC preferred options 1 from 82 to 200 dwellings. Following this increase in allocation a combination of sites 1, 10 and 11 came forward from one developer.

A further assessment was carried out by the Steering Group in August 2017 considering this as one combined site. The proposal put forward for an extension to site 4 was also taken into consideration in this assessment. **Table 6.6** has been updated taking into account, all information gained, analysis undertaken and feedback from the pre-submission documents. **Table 6.7** identifies relevant changes since the assessment carried out in March 2016 - A summary of Steering Group site discussions can be found at **Table 6.8**

This assessment took into account flood risk reports commissioned by the CNDP and the steering group's review of the sites against the site criteria. Reports submitted to SODC as part of their planning application by the developers of sites 1, 10 and 11 and site 7 were considered. These included Arboricultural Implication, Design and Access Statement, Ecological Appraisal, Flood Risk Assessment, Heritage and Archaeology, Landscape and Visual Impact Assessment, Drainage, Archaeological Report, Application Plans, Contamination Report, Explosive Ordnance Report, Illustrative Master plan, Transport Assessment, Road Safety Audit, Agricultural Report, Chalgrove - Air Quality Assessment, Chalgrove - Noise Assessment.

The developers for Site 4 are at a much earlier stage; a Vision for the development of the site was provided to the CNDP and was considered in the site assessment.

Table 6.6 SA Matrices

KEY:

POS ++	POS+	NEUTRAL 0	NEGATIVE -	NEGATIVE --	N/A
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Sustainability Objectives	Site 2	Site 3	Site 4 (revised)	Site 5	Site 6	Site 7	Site 8	Site 9	Sites 1,10 & 11
1. Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	+	+	+	+	+	+	+	+	++
2. Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	+	+	+	+	+	+	+	+	++
3. Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	-	-	--	-	-	-	0	0	++
4. Ensure footpaths and cycle paths are provided and retained wherever possible	-	-	-	-	-	0	-	-	+

Sustainability Objectives	Site 2	Site 3	Site 4 (revised)	Site 5	Site 6	Site 7	Site 8	Site 9	Sites 1,10 & 11
5. Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	-	-	-	-	-	-	++	++	++
6. Encourage the use of sustainable drainage systems	0	0	0	0	0	0	0	0	0
7. Conserve and enhance the water environment	0	-	-	-	-	0	0	0	+
8. Avoid low density development	+	-	+	+	+	+	-	-	+
9. Ensure developments are safe and integrated into the community	-	+	-	-	-	-	--	--	+
10. Ensure developments have access to local services	-	-	-	-	-	+	-	-	+

Sustainability Objectives	Site 2	Site 3	Site 4 (revised)	Site 5	Site 6	Site 7	Site 8	Site 9	Sites 1,10 & 11
11. To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	0	0	0	0	0	+	0	0	++
12. Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	0	0	0	0	0	0	0	0	0
13. Ensure that new development is of a high quality design and reinforces local distinctiveness	0	0	0	0	0	0	0	0	0
14. Encourage renewable energy technologies within new development wherever possible	0	0	0	0	0	0	0	0	0
15. Conserve and enhance biodiversity and encourage the provision of new habitats	0	0	0	-	0	0	0	0	++
16. Conserve and enhance the heritage of Chalgrove, including archaeological heritage	0	0	0	0	0	0	0	0	0

Table 6.7 - Changes made to table 6.6 following re assessment in August 2017 taking into account, all information gained, analysis undertaken and feedback from the pre-submission documents.

Sustainability Objective (abbreviated)	Change
3- Does not exacerbate road safety issues	<p>Site 4 (from - negative to major negative). In feedback from consultation residents expressed a concern that the increased number of homes will have a greater impact on traffic as the vehicular exit is onto a narrow road with a single lane bridge. The proposed footpath is along a narrow country road part of which crosses private land. The alternative proposed footpath across the recreation ground is unpaved and liable to be muddy in bad weather</p> <p>Site 7 (from 0 neutral to - negative). It has become clear there is only one vehicular access on to the B480 and one additional pedestrian access onto Monument Road</p>
5 - Does not place people and property at risk of flooding or exacerbate existing flooding issues	Site 7 (from + positive to - negative) The assessment in March 2016 was based on our SFRA and a development of 82 homes, the assessment in August 2017 was based on the review of the developer's FRA commissioned by CNDP and the development increasing from 82 to 120 homes
7 - Conserve and enhance the water environment	Site 7 (from +positive to 0 neutral). The Increase in the number of homes has reduced the area allocated for ponds
8 - Avoid low density development	Site 7 (from negative to + positive) The increase in allocation results in less risk of low density development
9 - Developments are safe and integrated into the community	Sites 2, 4, 5, and 6 changed (from +positive to - negative) based on a review of distance and accessibility to the facilities
12 - Detailed developer drainage strategies produced and agreed	All sites now 0 neutral, as all developments need to meet this objective
13. Ensure new development is of a high quality design and reinforces local distinctiveness	All sites now 0 neutral, as all developments need to meet this objective
15 - Conserve and enhance biodiversity and encourage new habitats	Site 7 changed (from + to 0). Increased number of homes reduces the area available for biodiversity and habitats

Predicted effects and mitigation

As it carried out the sustainability appraisal, the steering group considered the likely significant effects on the environment, across all of the SEA issues (biodiversity, fauna, flora; population; human health; soil; water; air; climatic factors; material assets; cultural heritage, including architectural and archaeological heritage; landscape; and inter-relationships between these issues). Throughout the assessment the steering group considered measures to prevent, reduce and as fully as possible offset any significant effects on the environment of each reasonable alternative and policy see **Table 6.8** below. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

Table 6.8 - predicted effects and mitigation

Sustainability Objective	Commentary	Mitigation & Effects
<p>1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections</p> <p>2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA</p>	<p>Sites 1, 10 & 11 will combine to one development with capacity for the number of dwellings identified, with one developer giving more viability and opportunity for affordable homes. A combination of sites 1, 10 and 11 and site 7 could provide the capacity for the number of dwellings; a significant positive effect is therefore identified.</p> <p>There are only 3 other sites which could accommodate the number of dwellings, sites 8 and 9 are situated on the other side of the B480 and are considered less sustainable on the basis of integration into the community. Site 3 is considered a higher flood risk and only has egress on to a narrow country road with a narrow bridge and no footpath.</p>	<p>CNDP Policies H1 - Housing Site Allocations, H1A - Site specific policy, H2 - Dwelling Mix and C1 - Design and Character could have a significant positive effect on SO1 and SO2 by providing the type and tenure of homes identified by the community for local needs. These policies seek to meet the number of homes identified in the Local Plan and in general there is a synergy with Local Plan policies in regard to affordable housing and dwelling size.</p>
<p>3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking</p>	<p>Sites 1, 10 & 11 will combine to one development and provide a new and safer entrance on to the B480 with a number of vehicular and pedestrian access points to the High Street. Sites 2, 3, 4, 5 and 6 only have egress on to narrow country roads with a narrow bridge and no footpath. The proposed footpath for site 4 is along a narrow country road part of which crosses private land. The alternative footpath across the recreation ground is unpaved and liable to be muddy in bad weather. It exits onto Berrick Road, a narrow lane which crosses a narrow bridge with the Brook to one side. Site 7 will have one vehicular entrance onto the B480, with one footpath onto the B480 and a further footpath onto Monument Road. The proposed crossing at Monument Road is deemed by residents and the NDP steering group to be unsuitable as it is onto a narrow bend which is perceived to be potentially dangerous. Sites 8 and 9 are situated on the other side of the B480 and are considered less sustainable on the basis of integration into the community</p>	<p>All developments will be required to provide adequate on and off street parking and should adhere to CNDP policy H4 - Residential Parking. Policy H5 - Walking & Cycling requires all developments to ensure that the new homes are well connected to the footpath and cycle network both within the site and with the wider village including addressing any deficiencies in the local network where these connect to local services. These policies could make a significant contribution to this objective.</p> <p>A significant positive effect is anticipated from CNDP policy H1A - Site specific Policy, which requires the selected site to provide sufficient vehicular and pedestrian entrances on to the High Street and a vehicular entrance on to the B480 designed to improve current access.</p> <p>Significant negative effects are anticipated if homes are developed with little or no access to safe footpaths.</p>

Sustainability Objective	Commentary	Mitigation & Effects
4) Ensure footpaths and cycle paths are provided and retained wherever possible	<p>Sites 1, 10 and 11 will combine to one development and will provide a new and safer entrance on to the B480 and will have a number of vehicular and pedestrian access points to the High Street. There is sufficient room for pavements from the development to existing pavements into the village.</p> <p>Sites 2, 3, 4, 5 and 6 only have egress on to narrow country roads with a narrow bridge and no footpath.</p> <p>Site 7 will have one entrance onto the B480, one footpath into the village from the B480 and a further one on to Monument Road which is deemed to be unsuitable by residents and the CNDP due to its location.</p>	<p>Due to its rural location, with the exception of the B480 bypass, the roads surrounding and within the village are small streets or country lanes with very limited opportunity for additional pavements or cycle paths. Negative effects are anticipated if development does not incorporate safe vehicular and pedestrian access, this would need to be mitigated at the design stage of the development.</p> <p>CNDP Policy H5 - Walking and Cycling - encourages all developments to provide additional foot and cycle paths wherever possible which could have a significant positive effect on this objective.</p> <p>Policies C2 - Design & Character, H1 & H1A - Site Specific Policy, could have a positive effect on this objective by including access in the design.</p>
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	<p>Development will only take place in flood zone 1. Sites 1, 10 & 11 and site 7 have identified flood mitigation measures in the plans submitted to SODC as part of their application. Site 7 is upstream of the village and any run off will have greater impact on the village. Sites 1, 10 & 11 are downstream of the village and any run off will have less impact on the village.</p> <p>Site 4 has identified flood mitigation in their vision, no flood risk assessment has been provided. The Environment Agency are considering flood mitigation for Chalgrove and plan to complete their assessment in 2018</p>	<p>The Local Plan and NPPF have policies in place to protect against development increasing flood risk.</p> <p>Effective flood prevention measures will need to be agreed and put in place for any development before it takes place.</p> <p>Significant positive effects could be realised from policies H1 and H1A - Site Specific Policy, with the provision of riverside meadowland in flood zones 2 & 3 and ponds and swales.</p> <p>Policy CF1 - CIL could have a significant positive effect if CIL contribution is used to improve flood alleviation.</p>
6) Encourage the use of sustainable urban drainage systems		<p>All sites would need a flood risk assessment and adequate urban drainage put in place before development takes place. Significant positive effects could be provided by including SuDS in the design of the development, policies C2 - Design & Character, and policies H1 and H1A - Site Specific Policy.</p>

Sustainability Objective	Commentary	Mitigation & Effects
7) Conserve and enhance the water environment	<p>Sites 1, 10 & 11 borders Chalgrove brook and will provide SUDS including swales and ponds; maintenance of the brook, pond and swales will be included in the maintenance agreement.</p> <p>Site 7 does not border the brook and will provide SUDS including swales. Maintenance of the swales will be included in the maintenance agreement.</p> <p>Sites 3, 4, 5, and 6 border the Chalgrove Brook. 2, borders the Mill Lane Stream, 8 and 9 do not border the Chalgrove brook</p>	<p>All developments should prevent any harm to the water environment and seek to enhance it where possible.</p> <p>Minor positive effects are anticipated from policies H1 and H1A - Site Specific Policy, with the provision of riverside meadowland in flood zones 2 & 3 and ponds and swales.</p> <p>Policy C2 - Design & Character could have a significant positive effect on this objective by incorporating any brook or waterway as a feature of the development.</p>
8) Avoid low density development	<p>Sites 2, 4, 5, 6, 7. Smaller sites will enable avoidance of low density development. With the increase in allocation to 200 homes sites 1, 10 & 11 combined can avoid low density as building will only take place in flood zone 1, sites 3, 8 and 9 are large sites and it would be more difficult to avoid low density.</p>	<p>CNDP seeks to avoid low density development, policies H1, H1A - Site Specific Policy and H2 - Dwelling Mix, could have a significant positive effect by incorporating density in the design.</p>
9) Ensure developments are safe and integrated into the community	<p>Sites 1, 10 & 11 and 3, will allow more easily for integration into the community. Site 7 has only one vehicular and one footpath access to the village from the B480 and a further footpath to Monument Road. Due to its isolated location and lack of pedestrian access development on this site could become an isolated community with very limited interaction with the village. Sites 2, 4, 5 and 6 have limited footpath access. Sites 8 and 9 are on the other side of the B480; these sites are directly under the flight path of the licensed runway of Chalgrove Airfield. Development on this site has been objected to by Martin Baker Ltd in September 2017 on grounds that the location of the dwellings for which planning permission is sought would compromise safe operations from Runway 31/13 at Chalgrove airfield. The letter from their legal representatives Gowling WLG can be found on the SODC website in relation to Planning notice (P17/S3053/O) and refers to a visit to the site by a Senior CAA airfield Inspector who confirms that dwellings built on the land in question would penetrate the relevant surfaces and would not be considered to be shielded by an existing immovable object.</p>	<p>New developments with restricted vehicular and pedestrian access to the existing community could have significant negative effects on integration into the community</p> <p>CNDP Policies H1 - Housing Site Allocations, H1A Site Specific Policy and C2 - Design and Character could have a significant positive effect by incorporating access into the design, facilitating easier integration into the existing community.</p> <p>CNDP Policies H4 - Residential Parking and Policy H5 - Walking and Cycling could have a minor positive effect on this objective</p>

Sustainability Objective	Commentary	Mitigation & Effects
10) Ensure developments have access to local services	Based on availability of footpaths to the village Due to its rural location, with the exception of the B480 bypass, the roads surrounding and within the village are small streets or country lanes with very limited opportunity for additional pavements or cycle paths.	Any development will be encouraged to provide footpaths and cycle paths within the development and footpaths from the development to join with existing footpaths to the village and facilities. Policy H5 - Walking and Cycling - providing additional foot and cycle paths wherever possible is anticipated to have a minor positive effect on this objective. Policies CF1 - Community Infrastructure Levy, C1 - Development within the built up area and C2 - Design and Character could have a significant positive effect by protecting and enhancing local services. Significant negative effects are anticipated if the Chalgrove Primary School cannot accommodate additional pupils; this can be mitigated by developer and CIL contribution.
11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	1, 10 & 11 & 7 based on developers plans submitted to SODC as part of their application. 1, 10 and 11 to provide open spaces and community Scout Hut within the development. Site 7 to provide open spaces. Other sites unknown, but no loss of public open spaces or facilities	All development should be encouraged to provide and protect existing open space and facilities and provide additional where possible. Significant positive effect is anticipated with the provision of an additional community building to be used as a scout hut with associated grounds and public open space including a riverside meadow on sites 1,10 and 11 (policies H1 & H1A). CNDP Policies C1 - Development within the built up area, and CF1 - CIL, seek to provide additional facilities and could have significant positive effects in relation to this objective.
12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	1, 10 & 11 and 7 based on developer plans and reports submitted to SODC as part of their application	All sites will need a full flood risk assessment and mitigation put in place
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	Sites 1,10 & 11 and 7 based on developer plans submitted to SODC as part of their application	All developments should be designed to meet the criteria set out in CNDP policies H2 - Dwelling Mix, H4 - Residential Parking and C2 - Design & Character which could have a significant positive effect relating to this objective

Sustainability Objective	Commentary	Mitigation & Effects
14) Encourage renewable energy technologies within new development wherever possible		No mitigation identified,
15) Conserve and enhance biodiversity and encourage the provision of new habitats	Sites 1, 10 & 11 and 7 based on developers plans submitted to SODC as part of their application, Site 5 based on black poplar on site	<p>All developments should contribute to conserving and enhancing the natural environment. Significant positive effect anticipated from the provision of public meadowland and open space on sites 1, 10 and 11 (policies H1 and H1A).</p> <p>Opportunities to improve biodiversity have been considered and incorporated into all suitable projects</p>
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	1, 10 and 11, 2, 3, are in the vicinity of listed buildings, none are in the conservation area.	<p>All sites will need an archaeological survey before development takes place and meet the policies set out in the Local Plan and NPPF to protect heritage assets</p> <p>Policies CF2 -Community Assets and CF3 - Improvements to Community Assets, could have a significant positive effect in relation to this objective.</p>

6.3 Selecting the preferred options

From this assessment process detailed above the Steering Group identified three broad options for meeting identified need: Option H1A based on combination of sites 1, 10 and 11), Option H1 B, development of site 7, and Option H1C a combination of sites 1,10 and 11 and 7. The Steering Group concluded that the best option to identify development sites to meet the housing numbers allocated in the Local Plan would be Site H1A, combined sites 1, 10 and 11, see **Table 6.9** below for the appraisal of the three options.

The figure of 200 dwellings - together with existing permissions - represents an increase in the number of houses in the village of around 17%; this level of development is considered appropriate for the village because it represents a reasonable rate of growth and can be accommodated in a way that integrates the proposed site into the built-up area. This is in contrast to the other sites examined.

The steering group concluded that a development of 200 homes would be best sited on H1A, combined sites 1, 10 & 11. See **Table 6.10** for an outline of the reasons for preferring H1A.

Table 6.9 - Reasonable alternatives assessment against sustainability objectives

<i>Sustainability Objectives</i>	<i>Sites 1, 10 and 11 Option H1 A</i>	<i>Site 7 - Option H1 B</i>	<i>Site 1,10 &11 and site 7 option H1 C</i>
(1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	++	- Site will not accommodate 200 homes on its own	+
(2) Identify suitable development sites for a minimum of 82homes initially, changed to 200 following the SHMA	++	- Site will not accommodate 200 homes on its own	+
(3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	++	-	-
(4) Ensure footpaths and cycle paths are provided and retained wherever possible	+	0	+
(5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	++	-	-
(6) Encourage the use of sustainable urban drainage systems	0	0	0
(7) Conserve and enhance the water environment	+	0	+
(8) Avoid low density development	+	+	-
(9) Ensure developments are safe and integrated into the community	+	-	+
(10) Ensure developments have access to local services	+	+	+
(11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	++	+	+
(12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	0	-	-
(13) Ensure that new development is of a high quality design and reinforces local distinctiveness	0	0	0
(14) Encourage renewable energy technologies within new development wherever possible	0	0	0
(15) Conserve and enhance biodiversity and encourage the provision of new habitats	+	0	+
(16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	0	0	0

The preferred site was selected mainly on the grounds identified in **Table 6.10**.

Table 6.10 summary of preferred site findings

H1A combined sites 1,10 and 11 (H1A)	H1B site 7
The site is a natural approach to the village. The proposed 2 vehicular entrances on to the B480 will improve access and sufficient vehicular and pedestrian entrances on to the High Street will provide easy access to the village facilities. Development on this site will be more easily integrated into the village and will therefore be more sustainable.	The site is isolated from the village with one vehicular and one pedestrian access on to the B480 and one additional footpath on to Monument Road which is deemed to be unsuitable by residents and the CNDP due to its location exiting onto a narrow bend; the proposal to have pelican or zebra crossings at this point is not supported by the Parish Council or the CNDP. Due to its isolated location and lack of pedestrian access development on this site could become an isolated community with very limited interaction with the village, with residents simply driving out onto the B480 and away, and will therefore be less sustainable. There are no other opportunities for vehicular or pedestrian access to this site due to its location.
3.6 hectares of the 8 hectares proposed for the development is unused land.	All of the proposed site is agricultural land.
Proposed open space is 10 hectares of riverside meadow. In addition, the housing density allows more open space to be included in Flood Zone 1 particularly the play areas which can then be more accessible to proposed housing.	Proposed open space is 2.7 hectares
Benefits of larger open space are: i) It results in a less cramped housing layout ii) It encourages a healthy lifestyle with a spacious area for walking, jogging, fitness stations, and cycling iii) It provides a significant area for increasing biodiversity within the application site iv) It enhances the setting of the ill-defined Shakespeare's Way, a National Trail v) It separates the proposed housing from the open countryside beyond the Chalgrove Brook, which reduces the landscape and visual impact of the proposals on the surrounding area	
Flooding - Sites 1,10 and 11 are downstream from the village, any run off will have less impact	Flooding - Site 7 is upstream from the village any run off will have greater impact, due to the possible impact of flooding from an upstream site an independent review of the developer's FRA raised some issues

The pre submission version of the CNDP had a contingency in Policy H1 (consistent with Option H1C above) whereby the allocation at sites 1, 10 and 11 would be reduced to 80-100 homes to provide the proposed level of acceptable growth of 200 homes between the two locations. CNDP were advised by SODC that this approach was not appropriate and has therefore subsequently been removed. Since then, both sites have been granted outline planning permission.

Site plan for Sites 1, 10 and 11 - option H1 A



Site plan for Site 7 - option H1 B



7 Sustainability of Plan policies

7.1 Approach

The steering group drew up initial ideas for NDP policies to meet the plan objectives in ‘plain English’. We commissioned a planning expert to draft the policies in language appropriate for an NDP in order to ensure that they would be likely to deliver the results that were intended by the community. The policies are set out in **Table 7.1**.

Table 7.1: Policies

Policy	Policy text
Policy C1 – Development Within the Built-up Area	<p>Within the built-up area of Chalgrove and/or sites allocated for development in policy H1 of the CNDP and/or the South Oxfordshire Development plan, applications for development will be supported, provided the development conforms to other policies in this Plan.</p> <p>The built area is defined by the boundaries of permanent, non-agricultural buildings located around the edge of the village, where such properties are directly connected to the village’s main, singular form. The built area therefore does not include:</p> <ul style="list-style-type: none"> • Individual buildings or groups of dispersed buildings that are separated by farmland or paddock land from the continuous built-up area of the settlement; • Large gardens, paddocks and other undeveloped land in the curtilage of buildings on the edge of the settlement, where they provide a transition between the surrounding countryside and the built-up areas of the settlement; • Agricultural buildings and associated land on the edge of the settlement; • Or outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement. <p>Infill development on the edge of the built-up area is not excluded by this policy provided it conforms to other policies in this Plan.</p> <p>Appropriate development outside of the built area would be: Agriculture, Forestry, Recreation grounds, Sports pitches, Flood alleviation, Wildlife conservation area, Wildflower meadow and Allotments</p>

Policy	Policy text
Policy C2 - Design and Character	<p>Permission for new development proposals will be granted where they reflect and enhance the character of Chalgrove, reinforce local distinctiveness and create a sense of place.</p> <p>In order to ensure that new development reflects and enhances the character of Chalgrove it should be designed to meet the criteria set out below:</p> <ul style="list-style-type: none"> a) The form and scale of the buildings should reflect the neighbouring properties. Buildings should be a maximum of 2 storeys in height (based on a residential storey of 3 metres). The size of the roof should be proportional to the rest of the building and should not be designed disproportionately large in order to accommodate large amounts of additional living space. b) The buildings should be set back from the street, with a varied building line providing visual interest. c) The materials used should complement the traditional materials used in the village (light coloured brick, stone, and tile). d) Visual interest and richness should be created by varying the position of buildings, the building line, their features and detailing. e) Boundary treatments to the front of properties should be soft (hedges, trees, planting) and/or low stone/brick walls. f) Residents parking should be located on-plot, in the first instance, as set out in Policy H4 (Residential Parking) of this plan. g) On-street parking for visitors (and residents where it has been shown that on-plot parking is not practical) should be designed as a formal part of the street and should allow for the passing of two vehicles. In parts of the development where on-street parking is not required the design of the development should seek to discourage anti-social parking from taking place. h) Adequate storage space should be provided for bins and the design of the storage should not detract from the street scene. i) Where the site includes a brook or waterway, this should be made a feature of the development. <p>All proposals must conform to the requirements of the Chalgrove Neighbourhood Plan and South Oxfordshire Design Guide or its successor document.</p> <p>All proposals should protect and enhance views into and out of the village, set out in Appendix 4 (Map 2 in the Plan) and have sensitivity to preserving the views to and from the AONB.</p>
Policy H1 - Housing Site Allocations	<p>Land is allocated at Site H1 option A to the West of Marley Lane and as identified on the proposals Map 4 (page 37) for 200 dwellings unless it can be demonstrated within a detailed master plan that a higher or lower number is appropriate and provided the development meets other relevant policies of this Plan and the Development Plan</p>
Policy H1A - Site specific policies	<p>Site H1 A is allocated for 200 dwellings, subject to the following:</p> <ul style="list-style-type: none"> (i) The proposed development conforming to the policies contained in the Chalgrove Neighbourhood Plan and the Development Plan; and (ii) The listed site specific requirements.

Policy	Policy text
Policy H2 - Dwelling Mix	On schemes of eleven or more dwellings, proposals for residential development will be required to demonstrate that the mix of dwelling types and sizes is appropriate and relates to the needs of current and future households in Chalgrove. This should recognise the need for smaller dwellings and affordable housing both of which should include link and semi-detached dwellings.
Policy H3 – Home Working	Proposals that provide space for a home office or facilitate home working by providing infrastructure and additional visitor parking will be supported.
Policy H4 - Residential parking	Proposals for new residential development should provide adequate parking provision in line with the parking standards set out in the Local Plan. In order to achieve this: <ul style="list-style-type: none"> • Priority should be given to the provision of on-plot parking solutions that adequately meet current and likely future needs. Where on-plot parking solutions cannot be achieved or are inappropriate the reasoning for this should be set out in the supporting Design and Access Statement and an alternative should be formally designed into a proposed scheme and should discourage informal, anti-social parking from occurring. • On-street parking solutions for visitors should be formally designed into a proposed scheme and should discourage informal, anti-social parking from occurring. • Proposals for extensions will be supported where they maintain the amount of on-plot parking spaces and do not rely on on-street parking
Policy H5 –Walking and Cycling	Proposals for new housing development must ensure that the new homes are well connected to the footpath and cycle network, both within the site, and with the wider village, including addressing any deficiencies in the local network where these connect to local services.
Policy CF1 - Community Infrastructure Levy	Community Infrastructure Levy contributions from development will be used for the benefit of the community, including the priority projects listed in Table 3 of the Plan Document - Project List for Developer Funding
Policy CF2 – Community Assets	Development proposals that will result in either the loss of or significant harm to a designated Asset of Community Value will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the on-going delivery of the community value of the asset, is no longer financially viable.
Policy CF3 – Improvements to Community Assets	Proposals to improve the viability of a designated Asset of Community Value, or of any other established community use by way of the extension or partial redevelopment of buildings and land will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms, and will not harm the amenities of adjoining residential properties.

We then appraised the policies against the SA Framework, with the results shown in **Table 7.2**.

Table 7.2 Sustainability assessment of NDP Policies a summary of the assessment can be found after the table.

Key:	POS ++	POS+	NEUTRAL 0	NEGATIVE -	NEGATIVE --	N/A
Sustainability Objectives	Policy C1 – Development Within the Built-up Area	Policy C2 - Design and Character	Policy H1 - Housing Site Allocations	Policy H2 - Dwelling Mix	Policy H3 – Home Working	Policy H1A Site specific policy
1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	+	+	+	++	+	+
2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	++	+	++	+	0	++
3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	+	++	++	+	+	++
4) Ensure footpaths and cycle paths are provided and retained wherever possible	0	++	++	0	0	++
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	+ Land outside of the built up area could be used for flood mitigation	0	++	0	0	++
6) Encourage the use of sustainable urban drainage systems	0	++	++	0	0	++
7) Conserve and enhance the water environment	0	++	+	0	0	+
8) Avoid low density development	+	+	++	++	0	++
9) Ensure developments are safe and integrated into the community	+	++	++	++	+	++

Sustainability Objectives	Policy C1 – Development Within the Built-up Area	Policy C2 - Design and Character	Policy H1 - Housing Site Allocations	Policy H2 - Dwelling Mix	Policy H3 – Home Working	Policy H1 A Site specific policy
10) Ensure developments have access to local services	++	++	++	0	0	++
11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	++ Land outside of built up area could be used for additional open space and sports and recreation	+	+	+	0	+
12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	0	+	+	0	0	+
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	+	++	+	++	+	+
14) Encourage renewable energy technologies within new development wherever possible	0	+	0	0	0	0
15) Conserve and enhance biodiversity and encourage the provision of new habitats	0	+	+	0	0	+
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	+	++	+	0	0	+

Sustainability Objectives	Policy H4 - Residential parking	Policy H5 –Walking and Cycling	Policy CF1 - Community Infrastructure Levy	Policy CF2 – Community Assets	Policy CF3 – Improvements to Community Assets
1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	+	+	N/A	N/A	N/A
2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	+	+	+	N/A	N/A
3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	++	++	+ Possible that CIL could be used for road safety measures	N/A	N/A
4) Ensure footpaths and cycle paths are provided and retained wherever possible	+	++	+ Possible that CIL could be used to improve footpaths	N/A	N/A
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	0	0	++ Possible that CIL could be used for flood mitigation	N/A	N/A
6) Encourage the use of sustainable urban drainage systems	0	0	0 site specific mitigation is at the cost of the developer	N/A	N/A
7) Conserve and enhance the water environment	0	0	+ Possible CIL could be used to enhance the water environment	N/A	N/A
8) Avoid low density development	0	0	0	N/A	N/A

Sustainability Objectives	Policy H4 - Residential parking	Policy H5 –Walking and Cycling	Policy CF1 - Community Infrastructure Levy	Policy CF2 – Community Assets	Policy CF3 – Improvements to Community Assets
9) Ensure developments are safe and integrated into the community	+	+	0	0	0
10) Ensure developments have access to local services	0	+	++	+	+
11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	0	+	++ CIL can be used to improve existing and provide new facilities	+	+
12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	0	0	0 Site specific requirements will be provided from S106	N/A	N/A
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	++	+	N/A	N/A	N/A
14) Encourage renewable energy technologies within new development wherever possible	0	0	N/A	N/A	N/A
15) Conserve and enhance biodiversity and encourage the provision of new habitats	0	0	+ CIL can be used to improve biodiversity	N/A	N/A
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	0	+	+ Possible CIL could be used to conserve and enhance heritage	++	++

Summary of Assessment of policies against Sustainability Objectives

Policy C1 – Development within the Built-up Area

- Suitable development sites within the built up area are more likely to provide suitable development to meet the community needs and have a significant effect on SO1 and 2
- Land outside of the built up area could be used for flood mitigation - SO5
- This policy is likely to locate development close to existing services and facilities and more easily integrated into the existing community, SO 9, and could have a significant positive effect on SO10
- Land outside of the built up area could be used for additional sports and recreation and could have a significant positive effect on SO11
- Development within the built up area is likely to be designed sympathetically to existing character
- The majority of historic features, such as listed buildings, in the plan area are within the Built up Area Boundaries. No development is proposed within the built up area boundary that would be expected to adversely affect any historic assets or their setting. SO16

Policy C2 - Design and Character

- This policy will encourage provision of adequate parking spaces providing safe parking and not exacerbating road safety issues and could have a significant positive effect on SO3 and SO4
- Where the site includes a brook or waterway, this policy states that it should be made a feature of the development contributing to conserving and enhancing the water environment which could have a significant positive effect on SO7.
- This policy is anticipated to have a significant positive effect on SO13 to ensure that new development is of a high quality design and reinforces local distinctiveness
- Encouraging development to meet this objective and the South Oxfordshire Design Guide will meet the majority of Sustainability Objectives; flood risk will be mitigated by specific alleviation methods and is therefore neutral.

Policy H1 & H1A- Housing Site Allocation

- These policies will have an anticipated significant positive effect by providing the type and tenure of homes identified by the community for local needs. A minor positive effect is anticipated as these policies seek to meet the number of homes identified in the Local Plan and is in general synergy with Local Plan policies in regard to affordable housing and dwelling size.
- These policies are designed to meet all Sustainability Objectives and a significant positive effect is anticipated on the majority by allocating development on to the preferred site.
- Renewable energy will be encouraged but will be dependent on viability and is therefore neutral

Policy H2 - Dwelling Mix

- This policy encourages the mix of homes to meet the community needs and a significant positive effect is anticipated in relation to SO 1 and SO 2.
- This policy will help to avoid low density development and provide a safe and integrated Community. A positive effect is anticipated in relation to SO 8 and 9

Policy H3 – Home Working

- As a rural community with limited public transport the ability to work from home would meet the local need SO 1, reduce the need for travel SO3, help to provide a safe and integrated community SO 9 and encourage developments of high quality design SO 13

Policy H4 - Residential parking and Policy H5 Walking and Cycling

- Parking is a major issue within the village, as, being a rural community with very limited public transport, there is a greater need for car ownership. These policies could have a significant positive effect relating to SO 3 and SO4 by providing safe parking and footpaths and cycle routes where possible.
- These policies will also help to ensure that developments are safe and integrated into the community SO9. Policy H4 is anticipated to have a significant positive effect to SO13 in relation to developments of high quality design
- Policy H5 is anticipated to have a positive effect on SO10 in relation to improving access to local services and to SO11 in relation to access to open spaces and will help to conserve and enhance Chalgrove's heritage as a rural community SO16

Policy CF1 - Community Infrastructure Levy (CIL)

- It is possible that CIL could be used for road safety measures SO3, to improve footpaths SO4, for flood mitigation SO5, enhance the water environment SO7, improve local services SO10 and 11, improve biodiversity and conserve heritage SO15 and 16. A significant positive effect is anticipated in relation to access to local services and provision and protection of open spaces and sports facilities. Significant positive effects would also be anticipated for any flood alleviation measures taken.
- Significant negative effects are anticipated if the Chalgrove Primary School has insufficient capacity to accommodate children from the new development, this could be mitigated by developer and CIL contribution

Policy CF2 Community Assets and Policy CF3 Improvements to Community Assets

- By protecting and improving Community Assets local services and facilities can be provided - SO10 and SO11 and could have a significant positive effect on conserving the heritage of Chalgrove SO16 by protecting and improving Chalgrove's community assets

Reasonable alternatives to Policies - these have been tested in the Sustainability Appraisal Framework (Table 7.3).

Policy C1 – Development within the Built-up Area:

A reasonable alternative for this policy would be to define a settlement boundary; results of an assessment of the inclusion of a settlement boundary policy against our sustainability objectives were similar to the results for Policy C1. However the built up area policy was felt to be a preferable alternative to a boundary which is in effect a line drawn on a map.

Policy C2 – Design and Character

An alternative option to this policy would be to rely on the District Council's design policies and Design Guide. This would amount to the 'do nothing' scenario identified as part of the strategic options and considered not to form a reasonable alternative because the residents of Chalgrove wanted to have an input into the decision making on the location and type of development that takes place in their village.

Policy H1 – Housing site allocations

The alternatives to this policy have already been tested by our site assessment; testing different levels of growth in table 6.1 and testing different site options in tables 6.3, and 6.9

Policy H2 – Dwelling Mix

An alternative option to this policy would be to rely on the District Council's housing mix policy. This would amount to the 'do nothing' scenario identified as part of the strategic options and considered not to form a reasonable alternative because the residents of Chalgrove wanted an input into the decision making on the location and type of development that takes place in their village.

Policy H3 – Home working

An alternative option to this policy would be to rely on the District Council's development management policies. This would amount to the 'do nothing' scenario identified as part of the strategic options and considered not to form a reasonable alternative because the residents of Chalgrove wanted an input into the decision making on the location and type of development that takes place in their village.

Policy H4 – Residential Parking

An alternative option to this policy would be to rely on the District Council's parking standards and Design Guide. This would amount to the 'do nothing' scenario identified as part of the strategic options and considered not to form a reasonable alternative because the residents of Chalgrove wanted an input into the decision making on the location and type of development that takes place in their village.

Policy H5 – Walking and cycling

An alternative option to this policy would be to rely on the District Council's development management policies and Design Guide. This would amount to the 'do nothing' scenario identified as part of the strategic options and considered not to form a reasonable alternative because the residents of Chalgrove wanted an input into the decision making on the location and type of development that takes place in their village.

Policy CF1 – Community Infrastructure Levy

No alternative identified.

Policy CF2 – Community Assets

No alternative identified.

Policy CF3 – Improvements to Community Assets

No alternative identified.

Table 7.3		
Sustainability Objectives	Policy C1 – Alternative define a settlement boundary	Other policies equivalent to do nothing (see summary below)
1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	+	-
2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	++	-
3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	+	-
4) Ensure footpaths and cycle paths are provided and retained wherever possible	0	-
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	+	0
6) Encourage the use of sustainable urban drainage systems	0	0
7) Conserve and enhance the water environment	0	-
8) Avoid low density development	+	0
9) Ensure developments are safe and integrated into the community	+	-
10) Ensure developments have access to local - services	++	-
11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	++	-
12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	0	0
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	+	-
14) Encourage renewable energy technologies within new development wherever possible	0	0
15) Conserve and enhance biodiversity and encourage the provision of new habitats	0	-
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	+	-

Summary of Assessment of reasonable alternatives to policies against Sustainability Objectives

Policy C1 - The review of our sustainability objectives for a settlement boundary were similar to the results for Development within a built up area, however the built up area policy was felt to be a preferable alternative to a boundary which is in effect a line drawn on a map.

Policies: C2 - Design, H2 - Dwelling Mix, H3 - Home working, H4 - Residential Parking and H5 - Walking and Cycling. The alternatives for these policies are to rely on the District Council's policies and Design Guide, and have been appraised on a precautionary basis.

Policies: CF1 Community Infrastructure Levy, Policy CF2 – Community Assets and Policy CF3 – Improvements to Community Assets. No alternative identified.

Policy H1 – Housing site allocations

The alternatives to this policy are tested by our site assessment; testing different levels of growth in table 6.1 and testing different site options in tables 6.3 and 6.5

7.2 Habitats Regulations Assessment

Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the 'Habitats Regulations') requires that competent authorities assess the potential impacts of land use plans on the Natura 2000 network of European protected sites to determine whether there will be any 'likely significant effects' (LSE) on any European site as a result of the plan's implementation (either alone or 'in combination' with other plans or projects); and, if so, whether these effects will result in any adverse effects on that site's integrity with reference to the site's conservation objectives. The process by which the effects of a plan or programme on European sites are assessed is known as 'Habitats Regulations Assessment' (HRA).

A HRA screening exercise has been commissioned by SODC to identify the likely impacts of the emerging Local Plan upon European sites, either alone or 'in combination' with other projects or plans, and to consider whether these effects are likely to be significant. This is reported separately

(<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/emerging-local-plan>.)

The HRA concludes that the policies and site allocations within the Chalgrove NDP are considered unlikely to result in significant effects on European sites, either alone or in combination with other plans or policies. Appropriate Assessment is not therefore required.

7.3 Cumulative Effects

Table 7.4 presents the appraisal of the cumulative effects of the CNDP by summarising the cumulative effects of each policy chapter on the SA objectives and by providing an overall judgement on the cumulative effect of the plan policies (including proposed site allocations) as a whole. These effects will be amplified through synergies with other plans and programmes in the district and wider area which will deliver housing, employment, infrastructure and other forms of development, including minerals and waste related development. Relevant plans and programmes are discussed in Section 4.2 of this report.

A key uncertainty at this stage is that the emerging Local Plan identifies Chalgrove Airfield as a strategic location for development (Policy STRAT9). The potential for this allocation is acknowledged in this assessment on a precautionary basis. The Local Plan also contains a number of policies in relation to the provision of housing, employment, infrastructure, the natural and built environments, town centres and community facilities. The assumption is made that these policies (or amended versions) are carried through to adoption.

Table 7.4: Summary of Cumulative Effects

SA Objective	Policy Area from the NDP				Commentary
	Village Character	Housing	Community assets, services and facilities	Economy	
1 Housing need	0	+	0	0	Policies H1, H2 and H3 within the CNDP could have a minor positive cumulative effect in relation to this objective as they seek to ensure a range of housing is provided. There is synergy with the Local Plan, which has similar policies in relation to the provision of affordable housing and a range of dwelling sizes.
2 Amount of housing	0	0	0	0	Policy H1 in the CNDP sets out the amount of housing to be planned for within the NDP. Whilst the CNDP makes provision for housing it does so in the context of the need identified within the Local Plan so the extent to which there are cumulative effects is limited, i.e. the NDP is a lower tier plan and hence effects are not additional or cumulative.
3 Road safety	0	+	0	0	Policies H4 and H5 within the CNDP could make a minor positive contribution to this objective in combination
4 Foot paths and cycle paths	0	0	0	0	Policy H5 of the CNDP seeks to ensure that new homes are well connected to the footpath and cycle network within the site and wider village. No cumulative effects are anticipated.
5 Flood risk	0	0	0	0	The CNDP includes a supporting statement in relation to flood risk which is consistent with policies in the Local Plan. No cumulative effects are anticipated.
6 Urban drainage	0	0	0	0	The CNDP includes a supporting statement in relation to flood risk which is consistent with policies in the Local Plan. No cumulative effects are anticipated.
7 Water environment	0	0	0	0	No cumulative effects are anticipated in relation to this SA Objective.
8 Density	+	+	0	0	The CNDP seeks to avoid low density development on sites and a minor positive cumulative effect is identified in relation to policies on housing and design and character.
9 Community safety	0	+	0	0	Policies H4 and H5 of the CNDP relate to the provision of residential parking (including off-street parking provision) and walking and cycling respectively. They could cumulatively contribute to community safety and a minor positive effect is identified on this basis.

SA Objective	Policy Area from the NDP				Commentary
	Village Character	Housing	Community assets, services and facilities	Economy	
10 Local services	0	0	++	0	Policies CF1, CF2 and CF3 of the CNDP could make a significant positive contribution to this objective, e.g. by protecting and enhancing local services.
11 Open space	0	0	++	0	Policy C1 of the CNDP seeks to protect existing open spaces, Policy CF2 and CF3 seek to protect and improve community assets. A significant positive cumulative effect is anticipated in relation to this SA objective.
12 Drainage	0	0	0	0	No cumulative effects are anticipated in relation to this SA objective.
13 Design	++	0	0	0	Policies C1 and C2 of the CNDP in combination could make a significant positive contribution in relation to this objective.
14 Renewable Energy	0	0	0	0	No cumulative effects are anticipated in relation to this SA objective.
15 Biodiversity	0	0	0	0	The CNDP includes a supporting statement in relation to biodiversity. No cumulative effects are anticipated.
16 Heritage	0	0	0	0	The CNDP includes a supporting statement in relation to heritage. No cumulative effects are anticipated.

8 Monitoring

8.1 Introduction

Under the SEA Directive, there is a statutory requirement to monitor the environmental impacts of the implementation of the plan and this is the responsibility of SODC. The purpose of monitoring is to measure the environmental effects of a plan, as well as to measure success against the plan's objectives.

8.2 Monitoring indicators for the Neighbourhood Plan

The steering group developed a full range of sustainability objectives which include environmental, social and economic issues which are the SEA objectives that have been used to assess this Plan for sustainability. The steering group developed a series of monitoring indicators for these sustainability objectives which are set out in **Table 8.1** below, which would be additional to any indicators developed by SODC as part of the Local Plan process, which will be used to monitor the Development Plan (which will include the CNDP once made).

The Neighbourhood Plan sets out further information about timing and responsibilities for monitoring the indicators set out below over the Plan period. In accordance with the relevant regulations, the arrangements for monitoring will be confirmed in the Post-Adoption Statement.

Table 8.1 Monitoring indicators for the Neighbourhood Plan (Chalgrove Parish Council)

SEA/SA objectives	Proposed monitoring indicators
1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	Number and type of homes delivered
2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	Number of homes delivered
3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	Number of off street parking spaces provided
4) Ensure footpaths and cycle paths are provided and retained wherever possible	Map of footpaths
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	Flood activity and cause
6) Encourage the use of sustainable urban drainage systems	Number of consented schemes with SUDS
7) Conserve and enhance the water environment	The River Thame Conservation Trust and Environment Agency monitoring
8) Avoid low density development	Number of homes delivered per hectare
9) Ensure developments are safe and integrated into the community	Number of pupils in the village unable to attend Chalgrove Primary School
10) Ensure developments have access to local services	Carry out resident questionnaire
11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	Review facilities to ascertain if they are fit for purpose
12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	Monitor and record any issues caused by drainage and sewage system.
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	Design standards
14) Encourage renewable energy technologies within new development wherever possible	Number of homes with renewable energy
15) Conserve and enhance biodiversity and encourage the provision of new habitats	Level of biodiversity within the development and of any additional public open space provided
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	Monitor possible impact of development on listed buildings and heritage assets.

9 Conclusion

The 16 sustainability objectives comprise a comprehensive set of criteria against which to assess whether or not the Chalgrove NDP meets the requirements of the EC Directive on assessing the effects of such a plan on the environment; and whether or not the developments proposed in the plan may be regarded as sustainable.

A rigorous and objective assessment of the NDP's Vision, Objectives, Possible Development sites and Policies has been carried out against the sustainability objectives; and the outcome of those assessments has been clearly set out in this report.

Where the sustainability objectives are relevant to the vision, objective, option or policy under consideration, the results show that the negatives are overwhelmingly outweighed by the positives. Where they are not relevant, they have been marked as 'Neutral'.

Understandably there are negatives; this is to be expected in view of the fact that substantial housing development is envisaged for the village, with inevitable adverse impacts on some aspects of the environment.

It is also to be expected that the potential impacts are greater with a higher number of new homes. The assessments were applied to three strategic options: do nothing, the 200 homes allocated to Chalgrove in SODC's Preferred Options 1, and more than 200 homes.

Overall the CNDP believe that this exercise amounts to a Strategic Environmental Assessment in the full sense of the term. It is our judgment that it provides a solid foundation of support for the choices we have made, in terms of objectives, strategic options, site options and policies. We are confident that, taken together, this report and the NDP itself form a coherent blueprint for the future of the village, based on the principles of sustainable development. The Chalgrove Parish Council will be responsible for monitoring the environmental effects of the developments which proceed under the NDP for those indicators identified in this NDP at **Table 8.1**. The District Council will have responsibility for monitoring against indicators developed at the District level to monitor the Development Plan. The monitoring indicators for our sustainability objectives are set out in **Table 8.1**, the Neighbourhood Plan also sets out the Parish Council's timeframe for reviewing the Plan over the period.

10 Appendices

- ❖ Appendix 1: Summary of Objectives Identified in Plans and Programmes
- ❖ Appendix 2: Technical site assessment (<http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>)
- ❖ Appendix 3: Assessment of CNDP objectives against the Sustainability Appraisal framework - [Pages 86-96](#)
- ❖ Appendix 4- Map of Chalgrove Views

Appendix 1: Summary of Objectives in Identified Plans and Programmes

EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments

The Directive seeks to conserve natural habitats. Conservation of natural habitats Requires member states to identify special areas of conservation and to maintain, where necessary landscape features of importance to wildlife and flora.

The amendments in 2007:

- simplify the species protection regime to better reflect the Habitats Directive;
- provide a clear legal basis for surveillance and monitoring of European protected species (EPS);
- toughen the regime on trading EPS that are not native to the UK;
- ensure that the requirement to carry out appropriate assessments on water abstraction consents and land use plans is explicit.

The Directive applies to the UK and has been transposed by the Conservation of Habitats and Species Regulations (2010).

EU Directive 2009/147/EC on the conservation of wild birds

The European Union meets its obligations for bird species under the Bern Convention and Bonn Convention and more generally by means of Directive 2009/147/EC (Birds Directive) on the conservation of wild birds (the codified version of Council Directive 79/409/EEC as amended). The Directive provides a framework for the conservation and management of, and human interactions with, wild birds in Europe. It sets broad objectives for a wide range of activities, although the precise legal mechanisms for their achievement are at the discretion of each Member State (in the UK delivery is via several different statutes). The Directive applies to the UK and has been In the UK, and has been implemented through the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended);

National Planning Policy Framework

The general thrust of the NPPF is aimed at contributing towards sustainable development through the planning system. There is a presumption in favour of sustainable development “which should be seen as a golden thread running through both plan-making and decision-taking.” There are three dimensions as to how the government aims to achieve sustainable development which gives rise to the need for the planning system to perform in a number of roles. These roles are based around economic, environmental and social roles.

The NPPF is supported by National Planning Practice Guidance which expands upon and provides additional guidance in respect of national planning policy.

The NPPF sets out 12 core planning principles for plan-making and decision-taking, summarised below:

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area;
- be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth;

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources;
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions;
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

DEFRA and Environment Agency (2015) Thames River Basin District River Basin Management Plan

The River Basin Management Plan (RBMP) sets out the need to conserve and enhance the water environment of the Thames River Basin District. The plan seeks to achieve this through the following objectives:

- To prevent deterioration of the status of surface waters and groundwater
- To achieve objectives and standards for protected areas
- To aim to achieve good status for all water bodies or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status
- To reverse any significant and sustained upwards trends in pollutant concentrations in groundwater
- The cessation of discharges, emissions and losses of priority hazardous substances into surface waters
- Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants.

The plan also establishes a need for the Cotswold catchment, which South Oxfordshire falls into, to tackle:

- Diffuse pollution from agricultural run-off
- Point source pollution
- Poor habitat

Thames Water (2014) Final Water Resources Management Plan (2015 – 2040)

The Resource Management Plan outlines the potential threats to the areas water resources and future demand for water.

The plan sets out the following pressures facing the area and its water resource:

- Population increases
- Decreasing household size (occupancy)
- Increasing water use per person, particularly for personal washing and external water use
- Climate change

Demand for water will increase by 232 ML/d in the period of 2015 – 2040. The Oxfordshire area is set to experience the effects of climate change, with a deficit on dry years growing from -0.14 ML/d in 2020 to -32.7 ML/d in 2040.

These pressures are offset to some degree by:

- Modern low volume toilet cisterns
- Modern, water efficient dish washers, washing machines etc
- Water efficient new housing resulting from design requirements of the Building Regulations

Environment Agency (2014) Thames Catchment Abstraction Licensing Strategy

The strategy outlines the challenges facing the Thames Catchment Abstraction Management Strategy area and how the water resources of this area need to be maintained and enhanced. The strategy also contains an assessment of the areas current water resources and governs the granting of abstraction licenses issued by the Environment Agency.

The strategy highlights that this area's water resources are under considerable strain.

An assessment will be made in the plans progress in meeting its objectives in 2021, when the plan will be updated. The Environment Agency and other organisations will also report on the progress of this plan.

Environment Agency (2012) Cherwell, Thame and Wye Catchment Abstraction Licensing Strategy

The Cherwell, Thame and Wye CAMS (shown in Figure 1) covers an area of approximately 2200 square kilometres and includes the whole length of the rivers' Cherwell, Thame, Wye, and their tributaries. The CAMS area incorporates parts of Buckingham, Oxfordshire, Hertfordshire and Northamptonshire. The main urban centres are Banbury, Bicester, Oxford, Aylesbury, Thame and High Wycombe.

There are abstractions in the catchment from both surface water and groundwater. The majority of existing abstraction licences are for farming and industrial purposes. However, the largest amounts of water are abstracted for public water supply. In the north of the catchment this is from River Cherwell, in the south of the catchment it is mostly from groundwater sources. At the time the strategy was prepared some abstractions in the CAMS were exempt from licensing including a significant abstraction from the River Cherwell to the Oxford Canal.

There are many pressures acting in this CAMS area, from the need to supply good quality water to meet growing demands for residential and business purposes through to protecting numerous environmental interests. This strategy considers all of these demands and to provide a consistent, structured and sustainable approach to water resources management within the Cherwell, Thame and Wye.

Oxfordshire Local Enterprise Partnership (2016) Oxfordshire Strategic Economic Plan – Creating the Environment for Growth

The Oxfordshire Strategic Economic Plan establishes the following vision for the area:

'Our vision is Oxfordshire as a vibrant, sustainable, inclusive, world leading economy, driven by innovation, enterprise and research excellence.'

This vision will be achieved through the following methods:

Innovation

- Oxfordshire will continue to innovate in the science and technology sectors, particularly in the fields of life sciences, space technologies, digital sectors and the automotive/motorsports industries

- Oxfordshire will also encourage innovation in the heritage, tourism and cultural sectors and in the delivery of services Enterprise

- There are nearly over 30,000 enterprises within the Oxfordshire area, 90% of which are businesses that employ fewer than 10 people. This dynamic enterprise mix will be maintained and enhanced in the years to come

Research

- Continue to foster a culture of producing outstanding research through supporting the existing research institutions and business that exist within Oxfordshire

Oxfordshire County Council (2011) Preliminary Flood Risk Assessment

The Oxfordshire County Council Preliminary Flood Risk Assessment establishes the following objectives:

- Bring together information on past flooding and its consequences, to understand where there have been significant harmful consequences
- Bring together information on flooding that may happen in the future „future flooding“, to understand where there might be significant harmful consequences in the future
- Use the information as evidence to determine if there are any Flood Risk Areas in Oxfordshire that meet the national thresholds set by Defra (2010) and review the indicative Flood Risk Areas provided by the Environment Agency
- Develop the PFRA in such a way that it contributes to the preparation of the Local Flood Risk Management Strategy and can be used in future as an evidence base to inform Surface Water Management Plans (SWMPs) that might be necessary. This includes working with Risk Management Authorities across the county, including the four District and Oxford City Councils to inform the assessment.

Oxfordshire County Council (2015) Connecting Oxfordshire: Local Transport Plan 2015 – 2031

The Oxfordshire Local Transport Plan established the following goals (economy, environment and society):

- To support jobs and housing growth and economic vitality
- To reduce emissions, enhance air quality and support the transition to a low carbon economy
- To protect and enhance Oxfordshire’s environment and improve quality of life (including public health, safety and individual wellbeing)

Oxfordshire County Council (2015) Oxfordshire Biodiversity Action Plan

The Oxfordshire Biodiversity Action Plan seeks to protect and enhance the biodiversity of Oxfordshire. It will achieve this through the creation of Conservation Target Areas (CTAs). The CTAs located within South Oxfordshire are:

- Bernwood
- Blewbury Downs South East
- Chilterns Dipslope and Plateau
- Chilterns Escarpment North, Central, South Central, and South
- Oxford Heights East and West
- Shotover
- Thame Park
- Thames and Cherwell at Oxford
- Thames Clifton to Shillingford
- Thames Radley to Abingdon
- Thames Wallingford to Goring

Oxfordshire County Council (2014) Oxfordshire Draft Rights of Way Management Plan 2015 – 2025

The Oxfordshire Draft Rights of Way Management Plan supports Oxfordshire County Councils overarching ambition:

“Our ambition is for a county where local residents and businesses can flourish – a Thriving Oxfordshire.”

This Management Plan helps achieve the following three strategic objectives:

Strategic Objective: A Thriving Economy

- Access to the landscape and countryside through efficient access provides numerous economic, health, well-being and environmental benefits.

Strategic Objective: Thriving People and Communities

- Through improving public access to the countryside, the Management Plan has improved the mental health of Oxfordshire residents.

Strategic Objective: A Safety Net

- The public rights of way is freely available, ensuring everyone has equal access to the countryside and the benefits it brings.

South Oxfordshire District Council and Vale of White Horse District Council (2013)

The key objectives of the SFRA are:

- To investigate and identify the extent and severity of flood risk from all sources to the area at present and in the future.
- To present data on flood risk for planned new developments, as an evidence base for use in the Local Plan.
- To provide a planning tool with a straightforward ‘risk-based’ approach to development control within the LPAs, providing clarity to both planners and developers.
- To take an interactive approach with stakeholders to provide the necessary interpretation of detailed technical input.

South Oxfordshire District Council (2012) Core Strategy

The Vision for South Oxfordshire is:

‘To have made a positive contribution to the evolution of South Oxfordshire.’

The vision also comprises 13 bullet points showcasing what South Oxfordshire should be in the future.

The vision is underpinned by the following key objectives:

Objective 1: Settlements

- Support the character and distinctiveness of any current towns and villages whilst maintaining the general balance between the two
- Transform Didcot into a thriving town and to enhance the local market towns of Henley, Thame and Wallingford

Objective 2: Communities and Housing

- Ensure that day-to-day services (e.g. local shops) and important community facilities are supported
- To improve upon poor quality housing estates alongside developing a range of housing that is predominantly affordable

Objective 3: Environment and Design

- Ensure that all new development is well designed and integrated into its surroundings to enhance the existing built and natural environment

Objective 4: Employment and Education

- To build on the economic success of the area by continuing to improve on the high standard of education and training facilities available in South Oxfordshire
- Encourage more high value jobs and investment into remote working technology

Objective 5: Getting Around

- Encourage the use of different, sustainable transport methods whilst ensuring new developments provide sufficient infrastructure for an efficient and effective transport system

Objective 6: Leisure, Culture and Health

- Enable people to adopt healthy lifestyles through promoting the provision of high quality sports, leisure, cultural and health facilities

The aforementioned objectives are delivered through the following key delivery objectives which are linked to areas of South Oxfordshire:

- At and around Didcot – identify land for a further 2,330 new homes to aid in regenerating the area alongside providing new infrastructure and service developments
- At Henley – identify land for 400 new homes, support local schools and hospital and identify new retail opportunities to strengthen its town centre
- At Thame – to assist in the creation of a Thame Neighbourhood Plan and provide 775 new homes and 2ha of land for employment/retail use to aid in strengthening the town centre
- At Wallingford – identify land for 555 new homes and 2ha of land for employment/retail use to aid in strengthening the town centre
- In the Rural Area – identify land for 1,154 new homes across the larger villages and support limited house building in the smaller villages. 4.2ha of employment land to be made available across the larger villages.

South Oxfordshire Local Plan 2011

This document includes a number of saved policies that are still used for development management purposes by the Council, including policies relating to the natural and built environment, including Conservation Areas and Listed Buildings, amenity, housing, recreation, community facilities, employment sites, tourism, town centres, transport and allocations, e.g. Didcot West Major Development Area.

South Oxfordshire District Local Plan 2033

South Oxfordshire District Council is currently preparing a new Local Plan for the district that will set out the overall development strategy for the period from 2011 to 2033. The Plan is now at Publication Stage. The Draft Local Plan sets out how development will be planned for and delivered across South Oxfordshire to 2033. It comprises:

- The vision and strategic objectives for the Local Plan;
- The overall strategy for growth in South Oxfordshire;
- Policies for meeting housing and employment needs, including strategic allocations;
- Policies for delivering infrastructure to support growth;
- Policies for protecting the natural and built environment;
- Policies in relation to town centres and retailing; and
- Policies for the delivery of community and recreational facilities

The Draft Local Plan sets out a vision for the district which is underpinned by 24 strategic objectives structured around the following themes:

- Strategic Objective 1 – Settlements (4 objectives);

- Strategic Objective 2 – Housing (3 objectives);
- Strategic Objective 3 – Economy (7 objectives);
- Strategic Objective 4 – Infrastructure (2 objectives);
- Strategic Objective 5 – Design (2 objectives);
- Strategic Objective 6 – Community (3 objectives);
- Strategic Objective 7 – Natural and Built Environment (2 objectives); and
- Strategic Objective 8 – Climate Change (1 objective).

South Oxfordshire District Council (2011, updated 2013) Strategic Housing Land Availability Assessment

All local planning authorities are required by the government to produce a Strategic Housing Land Availability Assessment (SHLAA) and follow government guidance when preparing it. It assesses sites within and on the edge of settlements for their housing potential and considers their availability, suitability and viability.

Whilst the aim of the SHLAA is to identify as many sites as possible with housing potential in and around settlements in the study area, it does not determine whether a site should be allocated for housing development. It is a technical document which gives us information to consider the possible options in relation to housing development.

Appendix 4 provides details of sites in Chalgrove.

South Oxfordshire District Council (2009) South Oxfordshire Sustainable Community Strategy 2009 – 2026

The strategy sets out the following vision for South Oxfordshire:

‘South Oxfordshire will be an attractive, successful, vibrant and safe place where people choose to live, work and visit. It will be a place where everyone can enjoy:

- A good quality of life
- A strong sense of community where diversity in people and place is respected and valued
- Access to the services and facilities they need to support good health and social and economic well-being.’

The aforementioned vision will be achieved through the following aims:

Economy

- To create the conditions that encourage a thriving economy whilst being sustainable and meeting the needs of the area
- To develop the transport infrastructure, services and housing provision needed to support the economic development of the area

Environment

- To preserve and enhance the historic and built and environment of South Oxfordshire through quality, sustainable building standards and conservation of resources

Thriving Communities

- To enhance existing and emerging communities through keeping them safe, meeting their housing needs, improving the support for communities, ensuring they have considerable opportunities and improve/support a healthy lifestyle.

Chalgrove Parish Council (2010) Chalgrove Village Plan

The Chalgrove Village Plan provides a vision and set of actions for the development of the Chalgrove parish community. It is a community led plan developed in 2010 following detailed consultation with the whole community. You can find out more information and a downloadable copy of the plan at <http://www.chalgrove-parish.org.uk/Amenities/CPCamenities.html>.

The Plan identifies follow-on projects that are being progressed through various groups:

- Chalgrove Wildlife and Conservation Society (CWaCS)
- The Christmas Tree group
- Swap Shop
- Cleaner Chalgrove
- Chalgrove Association for Life-long Learning (CALL)
- Chalgrove Communicating
- Chalgrove Youth Forum

Appendix 3 Assessment of CNDP objectives and vision against the Sustainability Appraisal framework

KEY:

POS ++	POS+	NEUTRAL 0	NEGATIVE -	NEGATIVE - -	N/A
Plan Policies - abbreviated					
Sustainability Objectives	1.To enhance Chalgrove’s strong sense of place, community and local identity		2- To ensure that new housing development is in character with the village	3.To identify development sites to meet the housing numbers allocated in the Local Plan	4. Provide the opportunity to live in a decent home, maximising opportunities for those with local connections and meet local needs for smaller homes
1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	++		+	+	++
2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	+		+	++	++
3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	++		++	0	+ A decent home does not only mean the physical house, but also the surrounding environment and setting
4) Ensure footpaths and cycle paths are provided and retained wherever possible	++		++	0	+ A decent home does not only mean the physical house, but also the surrounding environment and setting

	1.To enhance Chalgrove's strong sense of place, community and local identity	2- To ensure that new housing development is in character with the village	3.To identify development sites to meet the housing numbers allocated in the Local Plan	4. Provide the opportunity to live in a decent home, maximising opportunities for those with local connections and meet local needs for smaller homes
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	++	0	- Can work around it with different sites. Mitigation would need to be further investigated- each site would have to be assessed	++
6) Encourage the use of sustainable urban drainage systems	++	0	- Each site would have to be assessed	++
7) Conserve and enhance the water environment	++	++	0 Depends if, for example, the brook is widened- want developers to maintain it, or, if possible, enhance it	0 A decent home does not only mean the physical house, but also the surrounding environment and setting
8) Avoid low density development	0	0	+ Working to Local Plan density of 25 dwelling per ha, and in some places higher density, where possible	++
9)Ensure developments are safe and integrated into the community	++	++	0	+ A decent home does not only mean the physical house, but also the surrounding environment and setting
10)Ensure developments have access to local services	++	++	0Will do this regardless of number	+ A decent home does not only mean the physical house, but also the surrounding environment and setting

	1.To enhance Chalgrove's strong sense of place, community and local identity	2- To ensure that new housing development is in character with the village	3.To identify development sites to meet the housing numbers allocated in the Local Plan	4. Provide the opportunity to live in a decent home, maximising opportunities for those with local connections and meet local needs for smaller homes
11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	++	++	+ Developer funding should bring contributions to facilities	+ A decent home does not only mean the physical house, but also the surrounding environment and setting
12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	0	0	++ Development will drive better drainage and maybe upgrade pumping facility	++
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	++	++	0 No difference- impact will be the same regardless of the number of houses	++
14) Encourage renewable energy technologies within new development wherever possible	++	0	0	++
15) Conserve and enhance biodiversity and encourage the provision of new habitats	++	++	- Will lose some land if it is developed. Can be mitigated by development designed to protect and enhance the environment.	+ A decent home does not only mean the physical house, but also the surrounding environment and setting

	1.To enhance Chalgrove's strong sense of place, community and local identity	2- To ensure that new housing development is in character with the village	3.To identify development sites to meet the housing numbers allocated in the Local Plan	4. Provide the opportunity to live in a decent home, maximising opportunities for those with local connections and meet local needs for smaller homes
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	++	++	- New build changes the existing character of the built environment. Although new build would not be in particularly sensitive areas- all sites would need an archaeological survey to mitigate impact	0 A decent home does not only mean the physical house, but also the surrounding environment and setting

Sustainability Objectives	Plan policies abbreviated			
	5.Ensure new development does not cause new or exacerbate existing traffic, parking and road safety issues	6.To maximise integration of the new development with the existing community	7.Ensure new development does not cause new or exacerbate existing risk of flooding and should seek to reduce the existing risk	8.Ensure local services, recreational facilities and infrastructure are maintained and improved
1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	- Additional traffic could cause road safety issues. Can be mitigated by development design including safe vehicular and pedestrian access and sufficient parking provision	+ Integration	0	0
2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	+ Additional traffic could cause road safety issues	++	+ If most suitable site chosen would meet the criteria	+
3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	++	+ Access	- More roads and parking spaces could lead to more run off unless permeable surfaces used. Can be mitigated by development including permeable surfaces wherever possible	++
4) Ensure footpaths and cycle paths are provided and retained wherever possible	++	++	0	++
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	0	0	++	+

	5.Ensure new development does not cause new or exacerbate existing traffic, parking and road safety issues	6.To maximise integration of the new development with the existing community	7.Ensure new development does not cause new or exacerbate existing risk of flooding and should seek to reduce the existing risk	8.Ensure local services, recreational facilities and infrastructure are maintained and improved
6) Encourage the use of sustainable urban drainage systems	0	0	++	++
7) Conserve and enhance the water environment	0	0	0	0
8) Avoid low density development	0	0	- High density development could increase the risk of flooding, each site to be assessed and mitigation measures employed	0
9) Ensure developments are safe and integrated into the community	++	++	+ By not increasing risk of flooding and where possible reducing it	+
10) Ensure developments have access to local services	+	++ Whole point integration	0	++
11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	0 This could be a negative if new facilities increase traffic problems with insufficient parking provision	+	+ Loss of open space could lead to increased flood risk	++
12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	0	0	++	++

	5.Ensure new development does not cause new or exacerbate existing traffic, parking and road safety issues	6.To maximise integration of the new development with the existing community	7.Ensure new development does not cause new or exacerbate existing risk of flooding and should seek to reduce the existing risk	8.Ensure local services, recreational facilities and infrastructure are maintained and improved
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	+ high quality design would include access and parking	+	+	0
14) Encourage renewable energy technologies within new development wherever possible	0	0	0	0
15) Conserve and enhance biodiversity and encourage the provision of new habitats	0	0	+ SUDS (for example ponds and swales) could provide new habitats and increase biodiversity	0
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	0	0	0	0

	Plan policies abbreviated			Chalgrove NDP Vision
Sustainability Objectives	9.To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	10.To ensure that heritage assets are protected and enhanced	11.To enhance the prospects for local employment by supporting development of existing business parks for small businesses	To preserve and enhance the look and feel of a village, our community spirit and our countryside whilst accommodating our identified housing and community needs.
1) Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	0	0 Developer contribution could enhance assets	0	++
2) Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	+	+ Developer contribution could enhance assets	+ Additional homes could bring additional employees to support local businesses	+
3) Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	0	0	0	+
4) Ensure footpaths and cycle paths are provided and retained wherever possible	++	+	+ Provide access to local businesses	++

	9.To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	10.To ensure that heritage assets are protected and enhanced	11.To enhance the prospects for local employment by supporting development of existing business parks for small businesses	Vision - To preserve and enhance the look and feel of a village, our community spirit and our countryside whilst accommodating our identified housing and community needs.
5) Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	++	0	0 Each site would have to be assessed to ensure run off is not increased	++
6) Encourage the use of sustainable urban drainage systems	++	0	0	++
7) Conserve and enhance the water environment	++	0	0	++
8) Avoid low density development	0	0	0	- High density development may not fit with the character of Chalgrove Can be mitigated by development designed with regard to the Character of the village.
9) Ensure developments are safe and integrated into the community	0	0	+ Provide employment for local people	++
10) Ensure developments have access to local services	0	0	0	++

	9.To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	10.To ensure that heritage assets are protected and enhanced	11.To enhance the prospects for local employment by supporting development of existing business parks for small businesses	Vision. To preserve and enhance the look and feel of a village, our community spirit and our countryside whilst accommodating our identified housing and community needs.
11) To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	++	0	0	++
12) Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	++	0	0	++
13) Ensure that new development is of a high quality design and reinforces local distinctiveness	++	0	0	++
14) Encourage renewable energy technologies within new development wherever possible	++	0	0	+ Reducing our carbon footprint will protect the environment
15) Conserve and enhance biodiversity and encourage the provision of new habitats	++	0	0	++

	9.To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	10.To ensure that heritage assets are protected and enhanced	11.To enhance the prospects for local employment by supporting development of existing business parks for small businesses	Vision. To preserve and enhance the look and feel of a village, our community spirit and our countryside whilst accommodating our identified housing and community needs.
16) Conserve and enhance the heritage of Chalgrove, including archaeological heritage	++	++ Developer contribution could enhance heritage	0	++

Chalgrove Village views



Views towards
Chiltern Hill
and AONB



View towards
Chalgrove
Church



Airfield View



