

Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031: Part 2

**SA Report
Non-technical Summary**

September 2017

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Introduction

AECOM is commissioned to lead on Sustainability Appraisal (SA) in support of the emerging Vale of White Horse District Local Plan: Part 2 (LPP2). Once adopted, the plan will allocate land for development and set policies to guide decisions on development and changes to how land is used.

SA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating adverse effects and maximising the positives. SA for Local Plans is a legal requirement, in-line with the EU Strategic Environmental Assessment (SEA) Directive.

The Local Plan is at an advanced stage of preparation, with the 'publication' version currently published for consultation, under Regulation 19 of the Local Planning Regulations. An SA Report is published alongside the Publication LPP2, in accordance with the Regulations.

This is a Non-technical Summary (NTS) of the SA Report.

Structure of the SA Report / this NTS

SA reporting essentially involves answering the following questions in turn:

1. What has plan-making / SA involved up to this point?
 - i.e. preceding finalisation of proposals for consultation.
2. What are the appraisal findings at this current stage?
 - i.e. in relation to the proposals published for consultation.
3. What are the next steps?

Each of these questions is answered in turn below. Firstly though there is a need to set the scene further by answering the question 'What's the scope of the SA?'

What's the scope of the SA?

The scope of the SA is reflected in a list of sustainability objectives. Taken together, this list indicates the parameters of SA, and provides a methodological 'framework' for appraisal.

Sustainability issues and objectives (the SA framework)

Sustainability objective	Sustainability issues	Appraisal questions <i>Does the proposal...</i>
1. Provide sufficient suitable homes including affordable homes.	Shortage of housing, including affordable, market and supported living Need to preserve and enhance the quality of built environments Pressure for development, particularly housing	Provide enough homes of appropriate types in appropriate locations at the appropriate times? Provide enough affordable homes?
2. Ensure the availability of high-quality services and facilities in the Vale's towns and rural areas.	Rural isolation and limited access to services Deprivation in some parts of the Vale Protection and provision of recreational facilities including natural greenspace	Provide appropriate facilities and services in appropriate locations at the appropriate times? Support facilities including relation to health; education; recreation and sport; community, cultural and leisure; other essential services? Support schemes that are well designed and inclusive?
3. Reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion.	Congestion on strategic and local road network Lack of alternatives to the private car Rural isolation and limited access to services Need to mitigate/reduce effects of noise, air and light pollution	Reduce the need to travel through more sustainable patterns of land use and development? Encourage modal shift to more sustainable forms of travel? Enable key transport infrastructure improvements?
4. Improve the health and well-being of Vale residents.	Health of Vale residents Deprivation in some parts of the Vale	Provide and enhance the provision of community access to green infrastructure, in accordance with national standards? Reduce opportunities for crime and anti-social activities, and reduce fear of crime?
5. Reduce inequality , poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Low levels of educational achievement	Promote regeneration of deprived areas? Improve opportunities and facilities for all types of learning? Encourage an available and skilled workforce which meets the needs of existing and future employers; reduces skills inequalities; and helps address skills shortages?
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	Provision of employment opportunities for residents Declining proportion of economically active population Low levels of educational achievement	Promote economic growth and a diverse and resilient economy? Provide opportunities for all employers to access: different types and sizes of accommodation; flexible employment space; and high-quality communications infrastructure? Build on the knowledge-based and high-tech economy in the Central Oxfordshire and Science Vale UK area, including the Science Vale UK Enterprise Zone? Promote and support a strong network of towns and villages and the rural economy?

Sustainability objective	Sustainability issues	Appraisal questions <i>Does the proposal...</i>
<p>7. Improve and protect the natural environment including biodiversity, water and soil quality</p>	<p>Protection and improvement of biodiversity, particularly Special Areas of Conservation</p>	<p>Protect and enhance natural habitats, wildlife, biodiversity and geodiversity? Protect the integrity of European sites and other designated nature conservation sites? Encourage the creation of new habitats and features for wildlife? Prevent isolation/fragmentation and re-connect / de-fragment habitats? Enhance water quality and help to meet the requirements of the Water Framework Directive? Protect groundwater resources? Minimise and reduce the potential for exposure of people to ground pollution?</p>
<p>8. Protect the cultural heritage and provide a high-quality townscape and landscape.</p>	<p>Protection of valued landscapes Need to preserve and enhance the quality of built environments Protection and provision of recreational facilities including natural greenspace</p>	<p>Protect and enhance archaeology and heritage assets, and areas of sensitive landscape including AONB and Green Belt? Improve access to, and enjoyment, understanding and use of cultural assets where this will not cause harm?</p>
<p>9. Reduce air, noise and light pollution</p>	<p>Need to mitigate/reduce effects of noise, air and light pollution Need to reduce use of fossil fuels and encourage development of renewables</p>	<p>Minimise and reduce the potential for exposure of people to noise, air and light pollution?</p>
<p>10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency</p>	<p>Need to reduce use of fossil fuels and encourage development of renewables Action to mitigate the causes and adapt to the effects of climate change</p>	<p>Reduce greenhouse gas emissions? Re-use existing buildings? Promote development on previously developed land and minimise land use? Encourage sustainable, low carbon building practices and design? Reduce energy use? Promote renewable energy generation? Reduce water use? Provide adequate infrastructure to ensure the sustainable supply of water and disposal of sewerage? Maximise opportunities for reuse, recycling and minimising waste?</p>
<p>11. Increase resilience to climate change and flooding</p>	<p>Reduction and prevention of flooding Action to mitigate the causes and adapt to the effects of climate change</p>	<p>Minimise and reduce flood risk to people and property? Respond to the likelihood of future warmer summers, wetter winters, and more extreme weather events? Minimise development on high-quality agricultural land? Provide for local needs locally?</p>

PLAN-MAKING / SA UP TO THIS POINT

An important element of the required SA process involves appraising **reasonable alternatives** in time to inform development of the draft proposals, and then publishing information on reasonable alternatives for consultation alongside the draft proposals.

As such, Part 1 of the SA Report explains how work was undertaken to develop and appraise a ‘reasonable’ range of alternative approaches to site allocation, or **housing growth alternatives**, ahead of finalising the draft proposals for consultation.

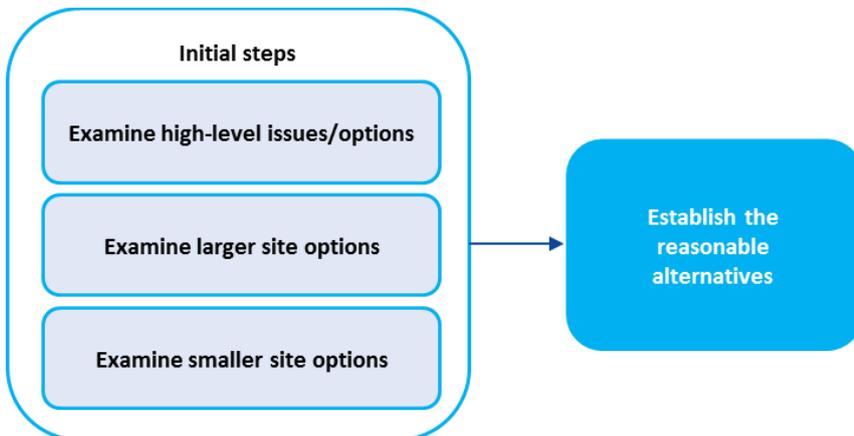
Specifically, Part 1 of the report -

- 1) explains the process of **establishing** the reasonable housing growth alternatives;
- 2) presents the outcomes of **appraising** the reasonable housing growth alternatives; and
- 3) explains reasons for **establishing** the preferred housing growth option, in light of the appraisal.

Establishing reasonable alternatives

The main report explains how reasonable alternatives were established subsequent to a lengthy process of gathering evidence and examining options. The process can be summarised in a flow diagram (see below).

The process of establishing the reasonable alternatives (summary)

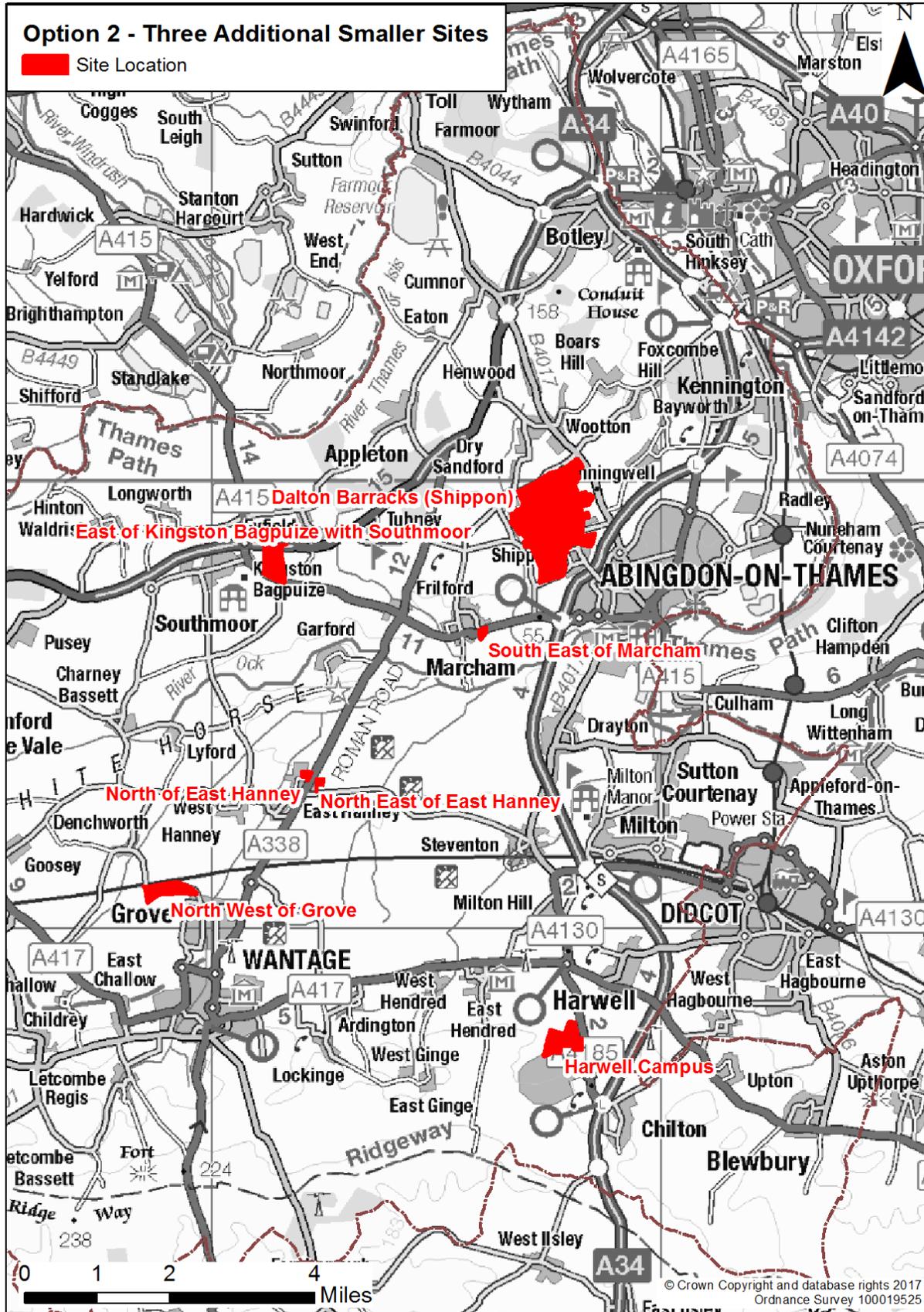


The three reasonable alternatives ultimately arrived at are presented in the **table and maps** below.

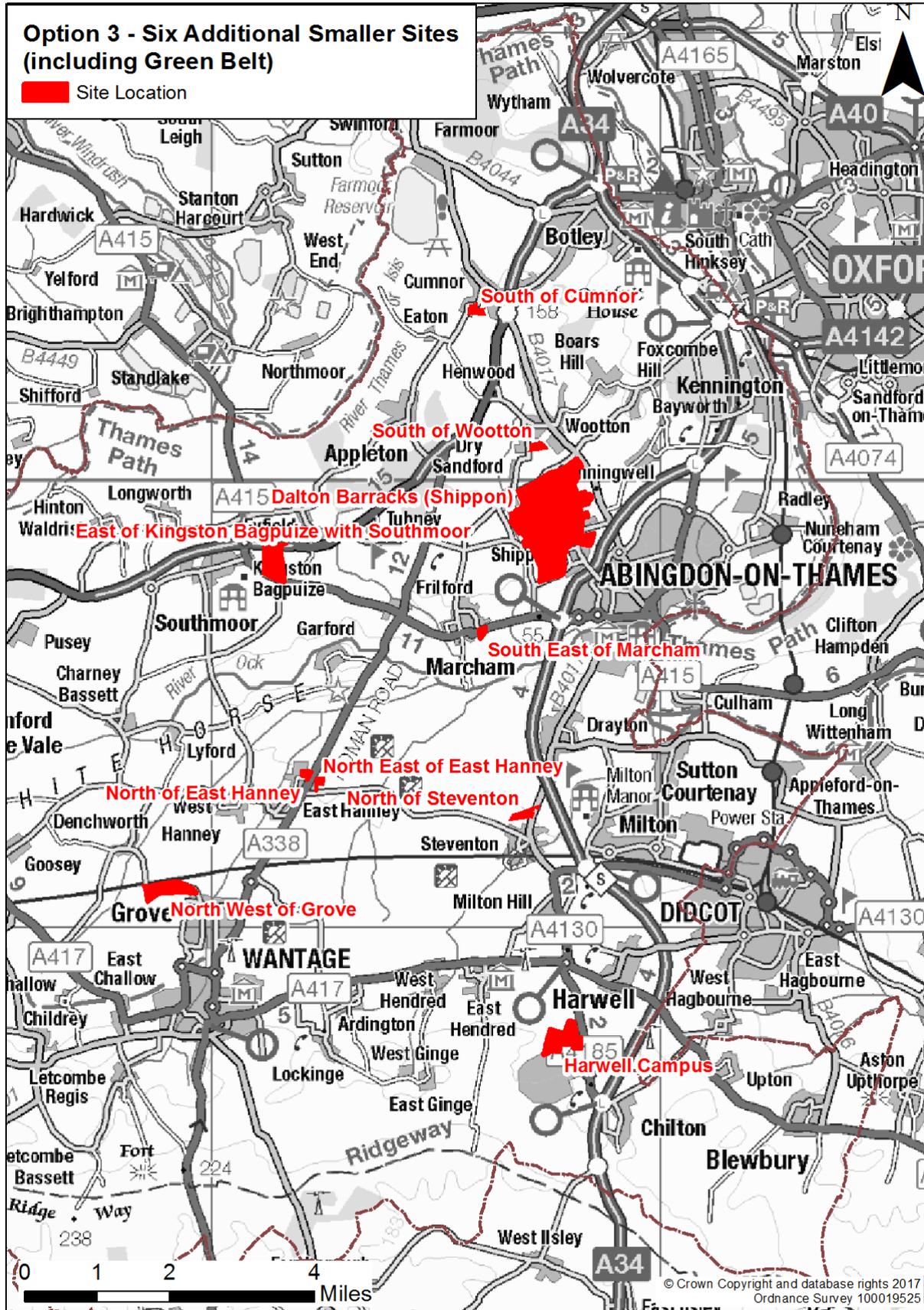
The reasonable alternatives

		Option 1 Do minimum	Option 2 Three additional smaller sites	Option 3 Six additional smaller sites (inc. Green Belt)
Allocations	Dalton Barracks	1,200		
	East Kingston Bagpuize w/ Southmoor	600		
	South of Wootton			125
	South of Cumnor			125
	South East Marcham		90	
	North of East Hanney		80	
	North of Steventon			80
	North East of East Hanney		50	
Ab-Ox completions / commitments / windfall		5,550		
Ab-Ox sub-total		7,350	7,570	7,900
% buffer over-and-above target		-2%	1%	5%
Allocations	Harwell Campus	1000		
	NW of Grove	400		
SE Vale completions / commitments / windfall		11,962		
SE Vale sub-total		13,362		
% buffer over-and-above target		10%		
Western Vale allocations		0		
Western Vale completions / commitments / windfall		3,816		
Western Vale sub-total		3,816		
% buffer over-and-above target		23%		
Total housing 2011 to 2031		24,536	24,756	25,086
% buffer over-and-above the target		8%	9%	10%

Option 2 – Three additional smaller sites



Option 3 - Six additional smaller sites (inc. Green Belt)



Appraising reasonable alternatives

Summary alternatives appraisal findings are presented within the table below. Within each row (i.e. for each of the topics that comprise the SA framework) the columns seek to both categorise the performance of each option in terms of ‘significant effects’ (using **red** / **green**) and also rank in order of performance.

Summary alternatives appraisal findings

Summary findings and conclusions			
Objective	Categorisation and rank		
	Option 1 Larger sites	Option 2 Three additional smaller sites	Option 3 Six additional smaller sites (inc. Green Belt)
Homes	3	2	1
Services and facilities	1	1	2
Movement	=	=	=
Health	=	=	=
Inequality and exclusion	=	=	=
Economy	2	2	1
Natural environment	1	1	2
Heritage	1	2	3
Landscape	1	2	3
Pollution	1	2	2
Climate change mitigation	=	=	=
Climate change adaptation	1	2	2

Conclusions

The appraisal shows Option 1 to perform best in terms of the greatest number of objectives, primarily because it would involve concentrating growth at a small number of sites that are relatively unconstrained in terms of environmental issues/objectives. However, Option 1 performs notably least well in terms of ‘Housing’ objectives, as there would be an over-reliance on large sites.

Option 2 outperforms Option 3 in respect of several environmental objectives, largely on the basis that one of the sites included in Option 3 (North of Steventon) is significantly constrained by a lack of capacity at the village primary school, another (South of Cumnor) is seemingly somewhat constrained in landscape/heritage terms (given contribution of the site to the setting of the Cumnor Conservation Area) and another (South of Wootton) is somewhat constrained in biodiversity terms (given proximity to Cothill Fen SAC). However, Option 3 is judged to outperform Option 2 in respect of ‘Economy’ objectives, recognising that two of the three additional smaller sites that would ‘come in’ (South of Cumnor and North of Steventon) are well located to either Oxford or Science Vale.

Establishing the preferred option

The following text is the Council's response to the alternatives appraisal, i.e. reasons for supporting the preferred option in-light of the alternatives appraisal.

The Council has followed an iterative approach to plan making, ensuring the plan is informed by a wide range of technical evidence, formal and informal consultation, including with key stakeholders such as Oxfordshire County Council and the Statutory Bodies, and Sustainability Appraisal (SA). The SA has informed each stage of plan making, with an 'Interim' report subject to consultation alongside the 'Preferred Options' plan in March 2017.

The Council has followed a comprehensive approach to site selection, based on the approach followed to inform the Part 1 plan and consistent with guidance. This has included assessing over 400 sites with a proportion of these being assessed in some detail through the SA, both in isolation and in combination. The Council's site selection has been informed by the SA and other wide-ranging factors. Key considerations include: minimising impacts on an already constrained highway network and seeking to maximise opportunities for supporting sustainable modes of travel; supporting housing delivery to fully meet the identified housing need for the district and for the agreed quantum of unmet housing need for Oxford to be addressed within the Vale and maintaining an up to date housing supply, which should rely, as far as possible, on allocating sites of different size, type and geography; supporting the delivery of appropriate infrastructure; and seeking to minimise any harmful consequences, such as harming the environment.

The site allocations set out in the Part 2 plan represent the Council's strategy for meeting sustainable development, having considered a range of alternatives (i.e. alternative sites, and alternative strategies). Development at Dalton Barracks, for example, provides an opportunity to: maximise use of brownfield land; minimise Green Belt impact; deliver a comprehensive package of infrastructure including new schools; connect new housing well to Oxford and Abingdon-on-Thames via sustainable modes; and facilitate a comprehensive approach to planning for the long term. Other sites seek to make use of relatively unconstrained sites, minimise harmful impacts and balance these with fully meeting the identified housing requirement. Development at Harwell Campus provides an opportunity to support highly sustainable development, maximising the opportunity for the creation of a live/work/play community, whilst also making use of brownfield land and minimising harm to the environment (particularly as the site is already allocated for development).

The alternatives appraisal summary table presented above (Chapter 7) finds the preferred option (Option 2) to have some draw-backs in environmental terms, relative to the lower growth option (Option 1). The two potentially 'significant' negative effects flagged by the appraisal relate to Wastewater Treatment Capacity and air quality (particularly within the Marcham AQMA). The Council is confident in the ability to mitigate impacts by setting a robust site-specific policy framework (which has been refined for all proposed site allocations, following consultation at the Preferred Options stage).

The appraisal also finds the preferred option to have some draw-backs in housing and 'movement' terms relative to the higher growth; however it is apparent that neither conclusion is clear-cut. In respect of housing objectives, the preferred option reflects best current understanding of needs (and work is ongoing outside of the Local Plan process to ensure that Oxford's affordable housing needs are addressed as fully as possible). In respect of transport objectives, the existing congestion on the A34 is a constraint to higher growth.

APPRAISAL FINDINGS AT THIS STAGE

Part 2 of the SA Report presents an appraisal of the Publication LPP2. Appraisal findings are presented as a series of narratives under the 'SA framework' headings. The conclusion from each narrative is repeated here.

Homes

The LPP2 spatial strategy performs well, in that the quantum and distribution of homes should ensure that housing needs are met at various scales (Oxfordshire Housing Market Area, Vale of White Horse District and specific areas / settlements), and help to ensure a robust housing trajectory across the plan period. Certainty regarding deliverability of Dalton Barracks has increased considerably since the Preferred Options Stage; in addition to this, the Council is committed to the preparation of Supplementary Planning Document (SPD) to aid comprehensive masterplanning and delivery of the site.

The housing focused Development Policies perform well, and should appropriately compliment the Core Policies. In particular, detail is added in support of Core Policy 22 (Housing Mix) and Core Policy 26 (Accommodating Current and Future Needs of an Ageing Population). There is also a need to consider the effect of all other proposed Development Policies, in that requirements on developers can affect viability and in turn rates of housing delivery; however, a Viability Assessment has been completed, and determined that the effect of Development Policies in combination will not be to overly burden the development industry.

In conclusion, the Publication Plan is predicted to result in **significant positive effects**.

Services and facilities

The LPP2 spatial strategy performs well, in that development is directed to sites/locations where there should be good potential to support accessibility to services and facilities, and deliver new community facilities. Most notably, it is proposed that the Dalton Barracks scheme should ultimately deliver a new secondary school, and three new primary schools, thereby addressing existing issues of capacity constraint.

The community facilities and retail centre focused Development Policies perform well, and should appropriately compliment the Core Policies. In particular, detail is added in support of Core Policy 7 (Providing Supporting Infrastructure and Services) and Core Policy 32 (Retail Development and other Main Town Centre Uses).

In conclusion, **significant positive effects** are predicted, particularly given support for a new secondary school.

Movement

The proposed package of site allocations at this Publication stage is an improvement on that proposed at the Preferred Options stage, as there is a significantly reduced focus of growth at Marcham. All sites are broadly supported from a transport perspective (even the small site at South East Marcham, recognising that it relates well to the village centre and the A415, with its cycle route to Abingdon-on-Thames); however, it remains the case that a spatial strategy that is preferable, from a transport perspective, can be envisaged. Specifically, such a strategy would involve significant release of land from the Green Belt, in close proximity to Oxford.

The 'transport' focused Development Policies perform well, and should appropriately compliment the Core Policies. In particular, detail is added in support of Core Policies 33-36. A number of other policies also have positive implications for 'movement' objectives, including those that relate to retail / town centres, and those that relate to green infrastructure.

In conclusion, whilst the Publication Plan performs well, it is not possible to predict significant positive effects, recognising that Evaluation of Transport Impacts (ETI) serves to indicate that traffic congestion will worsen, in comparison to baseline (which includes LPP1 allocations). Mitigation has been identified to minimise the impact.

Health

The spatial strategy performs well, in the sense that allocation of Dalton Barracks should lead to delivery of a new Country Park.

The Development Policies perform well, and should appropriately compliment the Core Policies, which seeks to provide for good health through Core Policy 37 (Design and Local Distinctiveness), Core Policy 45 (Green Infrastructure) and the sustainable transport policies.

In conclusion, the Publication Plan performs well; however, it is not clear that there is the potential to conclude significant positive effects, recognising the wide ranging nature of health determinants.

Inequality and exclusion

The spatial strategy has few implications for the achievement of 'inequality and exclusion objectives', with affordable housing provision for Oxford being a consideration. However, the Development Policies will play an important role in this respect, in particular through their support for addressing specialist housing needs.

In conclusion, the Publication Plan performs well but significant effects are not predicted.

Economy

The LPP2 spatial strategy performs well, given a focus of housing growth in the Science Vale, and at Harwell Campus in particular (albeit at the expense of some employment land). It may transpire that some small scale employment uses can be delivered at the Dalton Barracks site.

The 'employment' focused Development Policies perform well, and should appropriately compliment the Core Policies. In particular, detail is added in support of Core Policies 28-32, which cover: Change of Use; Further and Higher Education; Development to Support the Visitor Economy; and New Development on Unallocated Sites and for Retail Development and other Main Town Centre Uses.

In conclusion, the Publication Plan is predicted to result in **significant positive effects**.

Natural environment

The spatial strategy performs well in that there is a focus of growth in the South East Vale, where there are fewer biodiversity constraints; however, there are a number of site specific issues that will require further consideration. Most importantly, the HRA has been able to conclude that LPP2 will not lead to likely significant effects on Cothill Fen SAC or Oxford Meadows SAC, either alone or in combination with other plans and projects.

There are no dedicated biodiversity focused Development Policies proposed, recognising that LPP1 sets out to protect and enhance biodiversity through Core Policies 45 and 46; however, proposed policies on 'Watercourses' and 'The Wilts and Berks Canal' are supportive of biodiversity and green infrastructure objectives.

In conclusion, the Publication Plan performs well, although effects are mixed. There will be a need for mitigation measures, and further detailed work at the planning application stage, most notably at Dalton Barracks. Significant negative effects are not predicted.

Heritage

The spatial strategy performs well, in that growth is focused primarily at locations that are relatively unconstrained; however, a large scheme to the east of Kingston Bagpuize with Southmoor gives rise to some concerns, given proximity to the conservation area.

The heritage focused Development Policies perform well, and should appropriately compliment the Core Policies. In particular, detail is added in support of Core Policy 39 (The Historic Environment).

In conclusion, the Publication Plan performs well, although effects are mixed. There will be good potential for mitigation through masterplanning, design and landscaping measures, and on this basis significant negative effects are not likely. Historic England responded to the Preferred Options consultation (at which time all of the current proposed allocations were also proposed) stating no objection to the plan, given the suite of general and site specific policy requirements proposed.

Landscape

The spatial strategy performs well in that careful account of landscape capacity has informed the site selection process, and as such the majority of proposed allocations are relatively unconstrained in this respect. Nonetheless, there are some site-specific issues, including at Dalton Barracks and Harwell Campus. The latter lies within the North Wessex Downs AONB (albeit the site is an existing employment allocation, and the potential to avoid impacts through careful masterplanning and design has been established).

The Development Policies perform well, and should appropriately compliment the Core Policies. In particular, detail is added in support of Core Policy 37 (Design and Local Distinctiveness) and Core Policy 44 (Landscape).

In conclusion, the Proposed Publication Plan performs well, and it is noted that SPDs will be prepared for the two key sites.

Pollution

The proposed package of site allocations at this Publication stage is an improvement on that proposed at the Preferred Options stage; however, the proposal to focus growth in the Abingdon-on-Thames to Oxford Fringe Sub Area at locations where there is the potential for increased car movements through the Marcham AQMA still gives rise to some concerns. Also, it is noted that the strategy performs relatively well in respect of minimising traffic within the Botley and Abingdon-on-Thames AQMAs.

The pollution, environmental quality and amenity focused Development Policies perform well, and should appropriately compliment the Core Policies. In particular, detail is added in support of Core Policies 37 (Design and Local Distinctiveness) and 43 (Natural Resources).

In conclusion, it is appropriate 'flag' **uncertain significant negative effects**, given the Marcham AQMA issue. There will be a need for further detailed work, particularly in relation to the proposed South East Marcham site.

Climate change mitigation

Focusing on the matter of minimising per capita CO2 emissions from the built environment (as opposed to emissions from transport), the proposed spatial strategy performs well in that there is a concentration of growth at larger sites, potentially leading to opportunities to design-in low carbon infrastructure. However, there is little certainty, at this early stage. In practice it is recognised that many, if not most, large schemes will divert funds towards other matters including affordable housing and transport infrastructure upgrades, ahead of low carbon infrastructure.

No proposed LPP2 Development Policies are focused on climate change mitigation / low carbon development, recognising that a strong policy framework is provided by Core Policy 40 (Sustainable Design and Construction) and Core Policy 41 (Renewable Energy). See also the discussion above, regarding the performance of policies in terms of 'Movement' objectives.

In conclusion, effects are uncertain. Further work should examine the capacity of sites to deliver low carbon infrastructure. Significant effects are not predicted, recognising that climate change is a global issue (and hence local actions can have only limited effect).

Climate change adaptation

The spatial strategy performs well in that areas at risk of flooding are set to be avoided. Other climate change adaptation issues relate to water resources and water quality, and in this respect an issue has been highlighted in respect of Wastewater Treatment Works capacity. It is also noted that some loss of 'best and most versatile' agricultural land is likely, but equally the proposal is to make good use of previously developed ('brownfield') land.

No proposed LPP2 Development Policies are focused on flood risk, water or other climate change adaptation related issues. However, the policies discussed above as performing well in 'Biodiversity' terms are relevant.

In conclusion, it is appropriate 'flag' **uncertain significant negative effects**, given the issue of WwWT capacity; however, policy is in place to ensure delivery of capacity upgrades as necessary, ahead of housing growth.

Conclusions at this current stage

The appraisal finds the Publication Plan to perform well in terms of the majority of objectives, with 'significant positive effects' predicted in terms of: 'Housing' (as objectively assessed housing needs should be met), 'Services and Facilities' (given an expectation that the proposed Dalton Barracks scheme will lead to delivery of a new secondary school) and 'the Economy' (given the proposed high growth strategy within Science Vale). No 'significant negative effects' are predicted; however, issues/uncertainties are highlighted in respect of: 'Pollution' (given a risk of worsened air quality within the Marcham AQMA; and 'Climate change adaptation' (given some issues in respect of Wastewater Treatment Works capacity). A number of effects are dependent on the nature of the scheme at Dalton Barracks, given the site's potential capacity.

Cumulative effects

The SEA Regulations, which underpin the SA process, indicate that stand-alone consideration should be given to 'cumulative effects', i.e. effects of LPP2 in combination with other plans.

The first point to note is that LPP2 allocations will impact in-combination with LPP1 allocations and other commitments. Commitments are part of the 'baseline' situation, and hence are taken into account as part of the appraisal above. Issues/impacts include, for example -

- Settlements - the effect of the proposed North West of Grove allocation, for example, is considered in-combination with commitments in excess of 5,000 homes at Wantage/Grove.
- A34 and A420 corridors (and town centre traffic congestion, notably in Abingdon) - Evaluation of Traffic Impacts (ETI) work for LPP2 has taken into account commitments.
- Landscape and Green Belt - the Landscape and Green Belt studies completed for LPP2 consider in combination effects for landscape character areas and the Oxford Green Belt.

LPP2 will also impact in-combination with other local plans in the sub-region. Local plans are constantly emerging, and hence it is never possible to know the baseline situation precisely; however, the appraisal has sought to give consideration to likely issues and impacts as far as possible. Perhaps most notably, the appraisal has considered issues/impacts at the Oxfordshire Housing Market Area (HMA) scale. As part of this, there has been a need to recognise that the baseline situation is one whereby Oxford City will be able to provide for 8,000 homes only, thereby resulting in unmet needs of 15,000 homes.

Next steps

Part 3 of the SA Report answers – *What happens next?* – by discussing plan finalisation and monitoring.

Plan finalisation

Subsequent to publication, the main issues raised will be identified and summarised by the Council, who will then consider whether the plan can still be deemed to be 'sound'. Assuming that this is the case, the plan (and the summary of representations received) will be submitted for Examination.

At Examination a government appointed Planning Inspector will consider representations (in addition to the SA Report and other evidence) before determining whether the plan is sound (or requires modifications).

If found to be 'sound' the plan will be formally adopted by the Council. At the time of Adoption an 'SA Statement' will be published that sets out (amongst other things) 'measures decided concerning monitoring'.

Monitoring

At the current time, it is appropriate (in-line with Regulations) to present 'measures envisaged concerning monitoring'.

A proposed monitoring framework is presented within Appendices of LPP2, and links to Policy CP47a (Delivery and contingency). The plan monitoring framework should provide a good basis for monitoring the effects of LPP2. The 'uncertain' effects above serve to suggest that there might be a focus on monitoring indicators relating to air quality and wastewater treatment work capacity. Other issues/impacts that might benefit from increased monitoring effort include affordable housing delivery, recreational use of Cothill Fen SAC and delivery of transport improvement measures.