



# SONNING COMMON NEIGHBOURHOOD DEVELOPMENT PLAN

Sustainability Appraisal

Environmental Report

Submission Version

January 2016

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# Chapter One – Introduction

## Report purpose

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This document is the Sustainability Appraisal Environmental Report for the Sonning Common Neighbourhood Development Plan (SCNDP).

Strategic Environmental Assessment is a requirement of the EC Directive 2001/42/EC (the ‘Directive’) on the assessment of the effects of certain plans and programmes on the environment (Directive) which is enshrined in UK law through the Environmental Assessment of Plans and Programmes Regulations 2004. This Sustainability Appraisal incorporates the requirements of a Strategic Environmental Assessment.

The purpose of sustainability appraisal is to ensure that the principles of sustainable development are incorporated into all levels of planning policy.

## Sonning Common Neighbourhood Development Plan (SCNDP)

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The SCNDP is commissioned by Sonning Common Parish Council. Together with relevant documentation, it is being produced by the SCNDP Working Party with advice from South Oxfordshire District Council (SODC) and professional help from consultants. The Working Party is made up of residents and parish councillors so as to represent a balance from different parts of the village. This approach was chosen to ensure that the views of local people form an integral part of the Neighbourhood Development Plan.

A principal objective of the SCNDP is to comply with the SODC Core Strategy requirement for provision of 138 new homes within the designated neighbourhood area between 2017 and 2027. However, the Plan is also about meeting the needs of the local residents and businesses with regard to other economic, social and environment factors which affect the creation and maintenance of a sustainable community. These needs include health and education services, recreation, employment, transport and others factors as well as housing.

The SODC Strategic Housing Land Availability Assessment (SHLAA) identified 15 possible sites in and around Sonning Common which had been put forward by landowners/land agents as potentially available for development. Figure 1.1 shows that the majority of sites are located along the edges of the village.

The SCNDP applies to the parish of Sonning Common and to parts of Kidmore End and Rotherfield Peppard parishes so that all the SHLAA sites can be considered. The designated Neighbourhood Area covers:

- The parish of Sonning Common
- Site SON 13, which is in the parish of Rotherfield Peppard
- Site SON 4, which is in the parish of Kidmore End
- Site SON 15, which was in the parish of Kidmore End and is now in Sonning Common

It should be noted that consideration of sites SON 13 and SONs 4 and 15 has been agreed by the respective parish councils of Rotherfield Peppard and Kidmore End.

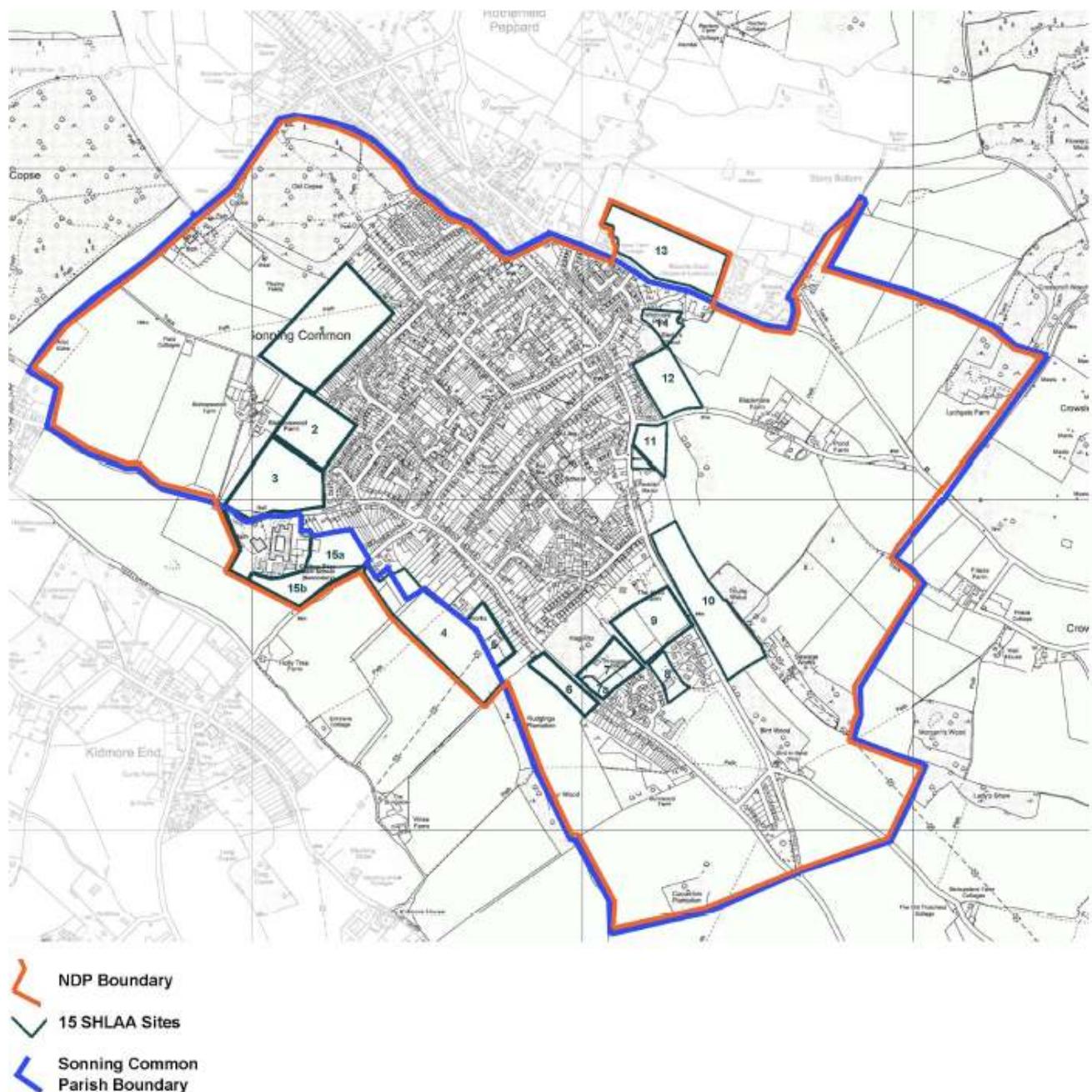


Figure 1.1 SCNDP Designated area and 15 SHLAA sites<sup>1</sup>

<sup>1</sup> Source: Place Studios

## SCNDP Scoping Report

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A draft Sustainability Appraisal Scoping Report was produced in April 2014 and sent for formal consultation to the following statutory bodies:

- The Environment Agency
- Natural England
- English Heritage

In addition, the draft Report was sent to:

- South Oxfordshire District Council
- The Chilterns Conservation Board
- Kidmore End Parish Council
- Rotherfield Peppard Parish Council
- Other groups and bodies that have local environmental, social and economic interests

Following receipt of responses from the consultee bodies, the Scoping Report was revised and a Consultation Draft 2 was sent to the statutory consultees in January 2015.

The Scoping Report outlined the relevant planning policies and SODC Sustainability Objectives that apply to the SCNDP and presented baseline data relating to:

- Nature conservation
- Landscape and townscape
- Air quality and climate factors
- Heritage and archaeology
- Soils and geology
- Water
- Human population
- Human health
- Material assets
- Employment and skills
- Education

Using SODC's district wide proposed sustainability objectives contained in the South Oxfordshire Local Plan 2031 – Sustainability Appraisal Scoping Report (June 2014) for guidance, a list of 22 SCNDP Sustainability Objectives was prepared and is shown in Table 1.1. A comparison between the two sets of sustainability objectives (SODC proposed and SCNDP) is provided in the SCNDP Scoping Report but is not repeated in this document.

<b>SCNDP Sustainability Objectives</b>	
1	Plan positively for growth with a presumption in favour of sustainable development.
2	Where possible, promote the use of previously developed land prior to the use of "greenfield" land.
3	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).
4	Improve housing provision by: <ul style="list-style-type: none"> <li>a) providing a minimum of 138 new dwellings</li> <li>b) increasing the amount of lower value (one and two bedroom) properties</li> <li>c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate)</li> <li>d) encouraging the provision of specialist and/or appropriate accommodation for older residents.</li> </ul>
5	Maintain and enhance the existing retail and services offer in the village centre.
6	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.
7	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.
8	Maintain and enhance the existing public transport links to the village centre.
9	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.
10	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.
11	Conserve and enhance the natural beauty of the Chilterns Area of Outstanding Natural Beauty (AONB) and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.
12	Maintain and enhance biodiversity by: <ul style="list-style-type: none"> <li>a) improving where possible existing habitats and creating new wildlife habitats</li> <li>b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.</li> </ul>
13	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.
14	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.
15	Conserve and enhance Sonning Common's countryside setting.
16	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.
17	Encourage the adoption of sustainable energy solutions in all new development.
18	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.
19	Protect and improve sustainable use of the water environment by: <ul style="list-style-type: none"> <li>a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off</li> <li>b) encouraging the use of sustainable drainage systems (SUDS) to control surface water run-off.</li> </ul>
20	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.
21	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.
22	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.

Table 1.1 SCNDP Sustainability Objectives

## Appraisal Process

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The sustainability appraisal comprises a series of tests or assessments in which the draft Neighbourhood Development Plan objectives, strategic options, site options and policies are compared with the Sustainability Objectives:

- Chapter 2 assesses the SCNDP Objectives against the Sustainability Objectives in Table 2.2;
- Chapter 3 tests the Strategic Options against the Sustainability Objectives in Table 3.1;
- Chapter 4 assesses the proposed development site options against the Sustainability Objectives in Table 4.2; and, finally
- Chapter 5 tests the SCNDP Policies against the Sustainability Objectives in Table 5.1

## Chapter Two – SCNDP Objectives

The draft SC Neighbourhood Development Plan has determined a set of Objectives which embrace numerous issues affecting Sonning Common village in addition to the an improvement in the current housing mix. Other key objectives relate to:

- design
- village centre sustainability
- economic and employment
- community, social and health facilities
- movement, road safety and parking
- environment and heritage

Table 2.1 lists the Plan Objectives in their entirety. These Objectives are then tested against the Sustainability Objectives given in Table 1.1 and the results are shown in Table 2.2, which follows later in this chapter.

<b>Development Strategy Objectives</b>	
<b>SCDS1</b>	To avoid the coalescence of Sonning Common with neighbouring settlements and protect the character of the countryside setting of the village.
<b>SCDS2</b>	To produce a coherent overall strategy for the sustainable development of Sonning Common over the plan period.
<b>SCDS3</b>	To deliver development and other changes that conserve and enhance the sustainability of Sonning Common in a balanced approach to social, economic, and environmental factors.
<b>Housing Objectives</b>	
<b>SCH1</b>	To allocate sites for the number of new homes expected to be apportioned to Sonning Common by SODC, with an appropriate contingency of reserve sites.
<b>SCH2</b>	To deliver a mix of new housing which will rebalance the existing housing stock and will better meet local needs for smaller starter and down-sizing homes in future.
<b>SCH3</b>	To support infill and backland development providing that it does not have an adverse impact on the character of the surrounding area.
<b>SCH4</b>	To seek viable means whereby families with meaningful local connections to this area can be given some preferential access to new housing – including social and affordable housing.
<b>Design Objectives</b>	
<b>SCD1</b>	To ensure that new development is designed and built to a high quality and respects the existing character of Sonning Common.
<b>Village Centre Objectives</b>	
<b>SCVC1</b>	To protect and support the vitality and viability of our village centre, based on its diverse mix of retail and public services, as a vital component of the sustainability of our settlement and district.
<b>SCVC2</b>	To ensure the village centre is accessible for all users with particular reference to buses, the disabled and delivery vehicles.
<b>Economic &amp; Employment Objectives</b>	
<b>SCEE 1</b>	To boost the prospects for local employment and new business opportunities.
<b>SCEE 2</b>	To increase employment by providing new employment sites and by enabling appropriate intensified use of existing sites.
<b>SCEE 3</b>	To seek and support continuous improvements in the provision of high-speed broadband and communications infrastructure to support home working, providing that the siting and appearance of the proposed apparatus seeks to minimise impact on the visual amenity, character or appearance of the surrounding area.

Table 2.1 SCNDP Objectives

<b>Community, Social &amp; Health Objectives</b>	
<b>SCCSH1</b>	To retain and enhance existing local community services and facilities, ensuring that public services (including medical, educational, public transport, utilities and amenities) are aware of and can support growth from new housing.
<b>SCCSH2</b>	To secure land for and encourage the provision of identified shortfalls in healthy recreation facilities for all age groups, and particularly for older children and adults.
<b>SCCSH3</b>	To support the full range of educational facilities in Sonning Common.
<b>Movement, Road Safety &amp; Parking Objectives</b>	
<b>SCMRP1</b>	To retain the bus service and its stops, on its existing route along Peppard Road, Wood Lane and Kennylands Road.
<b>SCMRP2</b>	To undertake a programme of traffic calming and management both generally and specifically for the village centre and along Peppard and Kennylands Roads and for both school roads.
<b>SCMRP3</b>	To ensure that all new developments bring <ul style="list-style-type: none"> <li>• locally appropriate car parking &amp; cycling provision</li> <li>• connecting pedestrian routes through and around the village</li> <li>• road safety</li> </ul>
<b>Environmental Objectives</b>	
<b>SCENV1</b>	To conserve and enhance the Neighbourhood Area's countryside and open spaces, in particular those areas of natural beauty, sensitive ecology and landscape designation.
<b>SCENV2</b>	To maintain and enhance the wooded and rural character of the village by encouraging the integration of soft landscaping in new developments and where appropriate screening from any adjacent AONB.
<b>SCENV3</b>	To conserve and enhance the environment, ecosystem and bio-diversity, ensuring that new development protects biodiversity including habitats and provision of appropriate wildlife, biodiversity and movement corridors.
<b>Heritage Objectives</b>	
<b>SCHER1</b>	To conserve and enhance the historic environment in relation to buildings, landscapes and places of local cultural value.
<b>Delivery Objectives</b>	
<b>SCDE 1</b>	To encourage potential applicants for development to work with the community of Sonning Common, via its Parish Council, in preparing their proposals.
<b>SCDE 2</b>	To ensure that all financial contributions received by the Sonning Common Parish Council from developments (S106 and/or CIL) are used on projects and initiatives that meet the identified needs of the community.

Table 2.1 SCNDP Objectives continued

	Plan Objectives (abbreviated)	SCDS1	SCDS2	SCDS3
	<b>SCNDP Sustainability Objectives</b>	<b>Avoid coalescence with neighbouring settlements and protect the character of the countryside setting of village</b>	<b>To produce a coherent overall strategy for sustainable development of the village over the plan period</b>	<b>To deliver development and other changes that conserve and enhance the sustainability of Sonning Common in a balanced approach to social, economic and environmental factors</b>
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	Any growth in housing stock could impact on countryside setting and tend towards neighbouring settlements	Meets sustainability objective	Meets sustainability objective
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	No conflict as there is no previously developed land available	No conflict, as no previously developed land available	Meets sustainability objective
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	Any housing at such density could affect the countryside character of the village, where densities adjacent to available land tend to be lower	No conflict	No conflict
<b>4</b>	Improve housing provision by: <ul style="list-style-type: none"> <li>a) providing a minimum of 138 new dwellings</li> <li>b) increasing the amount of lower value (one and two bedroom) properties</li> <li>c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate)</li> <li>d) encouraging the provision of specialist and/or appropriate accommodation for older residents.</li> </ul>	138 or more new homes will be adjacent to existing settlement boundary and therefore closer to neighbouring settlements. Countryside character can be maintained with sensitive design including planting of trees and hedgerows	Sustainable development of the village requires a change in housing mix as well as increased number of homes.. Therefore, no conflict	Meets sustainability objective. Development which has a balanced approach to this plan objective will improve housing provision and housing mix
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	No conflict	Meets sustainability objective. A coherent sustainable development strategy will enhance the village centre	Meets sustainability objective. Development which has a balanced approach to this plan objective will enhance the village centre
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	No conflict	Meets sustainability objective. A coherent sustainable development strategy will incorporate improved accessibility	Meets sustainability objective. Development which has a balanced approach to this plan objective will include for improved accessibility

**Table 2.2 Testing Sustainability of SCNDP Objectives**

	<b>Plan Objectives (abbreviated)</b>	<b>SCDS1</b>	<b>SCDS2</b>	<b>SCDS3</b>
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	Green parking solutions will minimise impact on countryside setting from additional parking requirements	No conflict in principle. The scope for improving the parking situation in the village is limited	No conflict
<b>8</b>	Maintain and enhance the existing public transport links to the village centre	No conflict	Meets sustainability objective	Meets sustainability objective. Development that meets these objectives will include transport needs
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	No conflict	Meets sustainability objective	Meets sustainability objective
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	No conflict	Meets sustainability objective	Meets sustainability objective
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	Meets sustainability objective. The Plan and Sustainability objectives support each other here	No conflict	Meets sustainability objective with particular regard to the environmental factor
<b>12</b>	Maintain and enhance biodiversity by: <ul style="list-style-type: none"> <li>a) improving where possible existing habitats and creating new wildlife habitats</li> <li>b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.</li> </ul>	Meets sustainability objective. Protecting the countryside character of the village is critical to safeguarding wildlife habitats and corridors	No conflict	Meets sustainability objective with particular regard to the environmental factor
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	Any new housing development in Sonning Common will extend the settlement boundary towards neighbouring settlements. Design of such developments can adopt safeguards which minimise impact on rural character	No conflict	Meets sustainability objective with particular regard to the environmental factor
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	No conflict	No conflict	Meets sustainability objective

**Table 2.2 Testing Sustainability of SCNDP Objectives continued**

	Plan Objectives (abbreviated)	SCDS1	SCDS2	SCDS3
	<b>SCNDP Sustainability Objectives</b>	<b>Avoid coalescence with neighbouring settlements and protect the character of the countryside setting of village</b>	<b>To produce a coherent overall strategy for sustainable development of the village over the plan period</b>	<b>To deliver development and other changes that conserve and enhance the sustainability of Sonning Common in a balanced approach to social, economic and environmental factors</b>
15	Conserve and enhance Sonning Common's countryside setting.	Meets sustainability objective. The Plan and Sustainability objectives support each other here	No conflict	Meets sustainability objective with particular regard to the environmental factor
16	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	Any new development outside existing settlement boundary will tend towards neighbouring settlements but high quality, sensitive design can still reflect rural character	No conflict	Meets sustainability objective
17	Encourage the adoption of sustainable energy solutions in all new development.	No conflict	Meets sustainability objective	Meets sustainability objective
18	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	No conflict	Meets sustainability objective	Meets sustainability objective
19	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off. b) encouraging the use of SUDS to control surface water run-off.	No conflict	Meets sustainability objective	Meets sustainability objective
20	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	No conflict. Design for pedestrians and cyclists can help minimise car usage and help maintain rural character	Meets sustainability objective	Meets sustainability objective. A balanced approach to social and environmental factors will include maintaining and enhancing facilities for cyclists and pedestrians as well as providing safe access to public transport

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	Plan Objectives (abbreviated)	SCDS1	SCDS2	SCDS3
	<b>SCNDP Sustainability Objectives</b>	Avoid coalescence with neighbouring settlements and protect the character of the countryside setting of village	To produce a coherent overall strategy for sustainable development of the village over the plan period	To deliver development and other changes that conserve and enhance the sustainability of Sonning Common in a balanced approach to social, economic and environmental factors
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	No conflict. Footpaths are an integral part of rural character	Meets sustainability objective	Meets sustainability objective. A balanced approach to social and environmental factors will include maintaining and enhancing, where necessary, rights of way and public footpaths
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	No conflict	Meets sustainability objective. The community is actively involved in the NDP process and landowners/developers are also encouraged to participate	Meets sustainability objective

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCH1</b>	<b>SCH2</b>
	<b>SCNDP Sustainability Objectives</b>	To allocate sites for the number of new homes expected to be apportioned to Sonning Common by SODC with an appropriate contingency of reserve sites	To deliver a mix of new housing which will rebalance the housing stock and better meet local needs for smaller starter and down-sizing homes in future
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	Can meet sustainability objective provided allocations not excessive	Meets sustainability objective and reinforces it
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	No conflict in principle, though there is no stock of previously developed land available	No conflict in principle, though there is no stock of previously developed land available
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	No conflict in principle provided sufficient land is available.	No conflict. Smaller homes will help towards meeting appropriate density objective.
<b>4</b>	Improve housing provision by: <ul style="list-style-type: none"> <li>a) providing a minimum of 138 new dwellings</li> <li>b) increasing the amount of lower value (one and two bedroom) properties</li> <li>c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate)</li> <li>d) encouraging the provision of specialist and/or appropriate accommodation for older residents.</li> </ul>	No conflict, provided sufficient land is available.	Meets and strongly supports sustainability objective
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	Meets sustainability objective	No conflict
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	No conflict in principle. Locations of available sites do not always lend themselves to good connections to village centre.	No conflict
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	No conflict	No conflict
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	Meets sustainability objective	Meets sustainability objective
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	Meets sustainability objective	Meets sustainability objective

**Table 2.2 Testing Sustainability of SCNDP Objectives continued**

	<b>Plan Objectives (abbreviated)</b>	<b>SCH1</b>	<b>SCH2</b>
	<b>SCNDP Sustainability Objectives</b>	<b>To allocate sites for the number of new homes expected to be apportioned to Sonning Common by SODC with an appropriate contingency of reserve sites</b>	<b>To deliver a mix of new housing which will rebalance the housing stock and better meet local needs for smaller starter and down-sizing homes in future</b>
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	No conflict	Meets sustainability objective
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	Development on available SHLAA sites will conflict with sustainability objective but mitigating measures can be adopted.	Development on available SHLAA sites will conflict with sustainability objective regardless of housing type, but mitigating measures can be adopted.
<b>12</b>	Maintain and enhance biodiversity by: <ul style="list-style-type: none"> <li>a) improving where possible existing habitats and creating new wildlife habitats</li> <li>b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.</li> </ul>	Housing development on any of the SHLAA sites will require mitigating measures to minimise impact on biodiversity	Housing development on any of the SHLAA sites will require mitigating measures to minimise impact on biodiversity, regardless of housing type
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	No conflict, provided number of new homes not excessive	No conflict, provided number of new homes not excessive
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	No conflict	No conflict
<b>15</b>	Conserve and enhance Sonning Common's countryside setting.	No conflict, provided number and density of new homes allows for rural design of developments	No conflict, provided number and density of new homes allows for rural design of developments
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	No conflict	No conflict
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	No conflict	No conflict

**Table 2.2 Testing Sustainability of SCNDP Objectives continued**

	<b>Plan Objectives (abbreviated)</b>	<b>SCH1</b>	<b>SCH2</b>
	<b>SCNDP Sustainability Objectives</b>	<b>To allocate sites for the number of new homes expected to be apportioned to Sonning Common by SODC with an appropriate contingency of reserve sites</b>	<b>To deliver a mix of new housing which will rebalance the housing stock and better meet local needs for smaller starter and down-sizing homes in future</b>
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	No conflict	No conflict
<b>19</b>	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	No conflict	No conflict
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	No conflict	No conflict
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	No conflict	No conflict
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCH3</b>	<b>SCH4</b>
	<b>SCNDP Sustainability Objectives</b>	<b>To support infill and backland development provided it does not have an adverse impact on the character of surrounding area</b>	<b>Seek means for local families to have preferential access to new housing, including social and affordable housing</b>
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	No conflict	No conflict
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of "greenfield" land.	No, as no previously developed land available.	No
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	Infill and backland development may not be possible at such high density without impacting on surrounding area character	No conflict
<b>4</b>	Improve housing provision by: a) providing a minimum of 138 new dwellings b) increasing the amount of lower value (one and two bedroom) properties c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate) d) encouraging the provision of specialist and/or appropriate accommodation for older residents.	No conflict	No conflict. Indeed, these objectives support each other
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	No conflict	No conflict
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	No conflict	No conflict
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	No conflict	No conflict
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	No conflict	No conflict
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	No conflict	No conflict
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCH3</b>	<b>SCH4</b>
	<b>SCNDP Sustainability Objectives</b>	<b>To support infill and backland development provided it does not have an adverse impact on the character of surrounding area</b>	<b>Seek means for local families to have preferential access to new housing, including social and affordable housing</b>
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	No conflict. These two objectives support each other in as much as they discourage adverse impacts on surrounding area and adjacent countryside	No conflict
<b>12</b>	Maintain and enhance biodiversity by:  a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	No conflict	No conflict
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	No conflict, as both these objectives seek to maintain the existing village character whilst supporting new development	No conflict
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	No conflict	No conflict
<b>15</b>	Conserve and enhance Sonning Common's countryside setting.	No conflict. These two objectives support each other	No conflict
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	No conflict	No conflict
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	No conflict	No conflict
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	No conflict	No conflict
<b>19</b>	Protect and improve sustainable use of the water environment by:  a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCH3</b>	<b>SCH4</b>
	<b>SCNDP Sustainability Objectives</b>	<b>Support infill and backland development provided it does not impact adversely on character of surrounding area</b>	<b>Seek means for local families to have preferential access to new housing, including social and affordable housing</b>
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	No conflict	No conflict
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	No conflict	No conflict
<b>22</b>	Ensure that the community, landowners/developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	No conflict	No conflict

**Table 2.2 Testing Sustainability of SCNDP Objectives continued**

	<b>Plan Objectives (abbreviated)</b>	<b>SCD1</b>	<b>SCVC1</b>	<b>SCVC2</b>
	<b>SCNDP Sustainability Objectives</b>	To ensure that new housing development is designed and built to high quality and respects the existing character of Sonning Common	To protect and support the vitality and viability of our village centre, based on its diverse mix of retail and public services, as a vital component of the sustainability of our settlement and district	To ensure the village centre is accessible to all users with particular reference to buses, the disabled and delivery vehicles and to re-organise parking around schools
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	No conflict	No conflict. These two objectives support each other	No conflict
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	Not applicable, as no previously developed land	Not applicable	Not applicable
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	No conflict, except where existing density is lower than 25 dph.	No conflict	No conflict
<b>4</b>	Improve housing provision by: <ul style="list-style-type: none"> <li>a) providing a minimum of 138 new dwellings</li> <li>b) increasing the amount of lower value (one and two bedroom) properties</li> <li>c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate)</li> <li>d) encouraging the provision of specialist and/or appropriate accommodation for older residents.</li> </ul>	No conflict	No conflict	No conflict
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	No conflict	No conflict. These two objectives support each other	No conflict. The two objectives support each other
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	No conflict	No conflict. These two objectives support each other	No conflict. These two objectives support each other
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	No conflict	No conflict	No conflict

**Table 2.2 Testing Sustainability of SCNDP Objectives continued**

	<b>Plan Objectives (abbreviated)</b>	<b>SCD1</b>	<b>SCVC1</b>	<b>SCVC2</b>
	<b>SCNDP Sustainability Objectives</b>	To ensure that new housing development is designed and built to high quality and respects the existing character of Sonning Common	To protect and support the vitality and viability of our village centre, based on its diverse mix of retail and public services, as a vital component of the sustainability of our settlement and district	To ensure the village centre is accessible to all users with particular reference to buses, the disabled and delivery vehicles and to re-organise parking around schools
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	No conflict	No conflict	No conflict
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	No conflict	No conflict	No conflict
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	No conflict	No conflict. These two objectives support each other	No conflict
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	No conflict. Sensitive design will help to minimise urbanising influence	No conflict	No conflict
<b>12</b>	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	No conflict. Sensitive design of new developments can both minimise impacts on biodiversity and maintain existing village character	No conflict	No conflict
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	No conflict. These two objectives support each other	No conflict	No conflict
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	No conflict	No conflict	No conflict
<b>15</b>	Conserve and enhance Sonning Common's countryside setting.	No conflict	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	Plan Objectives (abbreviated)	SCD1`	SCVC1	SCVC2
	<b>SCNDP Sustainability Objectives</b>	To ensure that new housing development is designed and built to high quality and respects the existing character of Sonning Common	To protect and support the vitality and viability of our village centre, based on its diverse mix of retail and public services, as a vital component of the sustainability of our settlement and district	To ensure the village centre is accessible to all users with particular reference to buses, the disabled and delivery vehicles and to re-organise parking around schools
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	No conflict These two objectives support each other	No conflict	No conflict
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	No conflict	No conflict	No conflict
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	No conflict	No conflict	No conflict
<b>19</b>	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	No conflict	No conflict	No conflict
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	No conflict	No conflict	No conflict These two objectives support each other
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	No conflict	No conflict	No conflict
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	No conflict	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	Plan Objectives (abbreviated)	SCEE1	SCEE2	SCEE3
	<b>SCNDP Sustainability Objectives</b>	<b>To boost the prospects for local employment and new business opportunities</b>	<b>To increase employment by securing new employment sites and by enabling appropriate intensified use of existing sites</b>	<b>To seek and Support continuous improvements in the provision of high-speed broadband to communications infrastructure and support home working, providing that the sitting and appearance of the proposed apparatus seeks to minimise impact on the visual amenity, character or appearance of the surrounding area</b>
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	No conflict. These two objectives complement each other	No conflict	No conflict
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	Not applicable, as no previously developed land available	Not applicable	Not applicable
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	No conflict	No conflict	No conflict
<b>4</b>	Improve housing provision by: <ul style="list-style-type: none"> <li>a) providing a minimum of 138 new dwellings</li> <li>b) increasing the amount of lower value (one and two bedroom) properties</li> <li>c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate)</li> <li>d) encouraging the provision of specialist and/or appropriate accommodation for older residents.</li> </ul>	No conflict	No conflict	No conflict
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	No conflict	No conflict	No conflict
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	No conflict	No conflict	No conflict
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	No conflict	No conflict	No conflict

**Table 2.2 Testing Sustainability of SCNDP Objectives continued**

	Plan Objectives (abbreviated)	SCEE1	SCEE2	SCEE3
	<b>SCNDP Sustainability Objectives</b>	To boost the prospects for local employment and new business opportunities	To increase employment by securing new employment sites and by enabling appropriate intensified use of existing sites	To seek and Support continuous improvements in the provision of high-speed broadband to communications infrastructure and support home working, providing that the sitting and appearance of the proposed apparatus seeks to minimise impact on the visual amenity, character or appearance of the surrounding area
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	No conflict	No conflict	No conflict
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	No conflict	No conflict	No conflict
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	No conflict	No conflict	No conflict
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	No conflict	No conflict	No conflict
<b>12</b>	Maintain and enhance biodiversity by: <ul style="list-style-type: none"> <li>a) improving where possible existing habitats and creating new wildlife habitats</li> <li>b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.</li> </ul>	No conflict	No conflict	No conflict
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area..	No conflict	No conflict	No conflict
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	No conflict	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	Plan Objectives (abbreviated)	SCEE1	SCEE2	SCEE3
	<b>SCNDP Sustainability Objectives</b>	To boost the prospects for local employment and new business opportunities	To increase employment by securing new employment sites and by enabling appropriate intensified use of existing sites	To seek and Support continuous improvements in the provision of high-speed broadband to communications infrastructure and support home working, providing that the sitting and appearance of the proposed apparatus seeks to minimise impact on the visual amenity, character or appearance of the surrounding area
<b>15</b>	Conserve and enhance Sonning Common's countryside setting.	No conflict	No conflict	No conflict
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	No conflict	No conflict	No conflict
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	No conflict	No conflict	No conflict
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	No conflict	No conflict	No conflict
<b>19</b>	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	No conflict	No conflict	No conflict
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	No conflict	No conflict	No conflict
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	No conflict	No conflict	No conflict
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	No conflict	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	Plan Objectives (abbreviated)	SCCSH1	SCCSH2	SCCSH3
	<b>SCNDP Sustainability Objectives</b>	To retain and enhance existing local community services and facilities, ensuring that public services (including medical, educational, public transport, utilities and amenities) are aware of and can support growth from new housing	To secure land for and encourage the provision of identified shortfalls in healthy recreation facilities for all age groups	To support the full range of educational facilities in Sonning Common
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	These objectives are complementary	These objectives are complementary	These objectives are complementary
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	No conflict	May require use of “greenfield” land for sports pitches	No conflict
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	No conflict	No conflict	No conflict
<b>4</b>	Improve housing provision by: <ul style="list-style-type: none"> <li>a) providing a minimum of 138 new dwellings</li> <li>b) increasing the amount of lower value (one and two bedroom) properties</li> <li>c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate)</li> <li>d) encouraging the provision of specialist and/or appropriate accommodation for older residents.</li> </ul>	These objectives are complementary	Land for housing may need to take precedence over recreational facilities if any conflict should arise	No conflict
<b>5</b>	Maintain and enhance the existing retail and services offered in the village centre.	These two objectives are the same.	No conflict	No conflict
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	These two objectives are compatible	No conflict	No conflict
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	Enhancing community facilities can include parking improvement.	No conflict	No conflict
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	No conflict	No conflict	No conflict
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	Contributions from developments can enable enhancement of services and facilities	Contributions from developments may help to enable recreation facilities	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCCSH1</b>	<b>SCCSH2</b>	<b>SCCSH3</b>
	<b>SCNDP Sustainability Objectives</b>	To retain and enhance existing local community services and facilities, ensuring that public services (including medical, educational, public transport, utilities and amenities) are aware of and can support growth from new housing	To secure land for and encourage the provision of identified shortfalls in healthy recreation facilities for all age groups	To support the full range of educational facilities in Sonning Common
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	These two objectives are similar	Provision of land for sports and recreation is compatible with improving health	No conflict
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	No conflict	Land for recreation may need to be in the AONB if none other available	No conflict
<b>12</b>	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	No conflict	New recreational land can be carefully designed to conserve wildlife corridors and habitats	No conflict
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	No conflict	No conflict	No conflict
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	No conflict	No conflict	No conflict
<b>15</b>	Conserve and enhance Sonning Common's countryside setting.	No conflict	Compatible with retaining countryside setting	No conflict
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	No conflict	No conflict	No conflict
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	No conflict	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCCSH1</b>	<b>SCCSH2</b>	<b>SCCSH3</b>
	<b>SCNDP Sustainability Objectives</b>	To retain and enhance existing local community services and facilities, ensuring that public services (including medical, educational, public transport, utilities and amenities) are aware of and can support growth from new housing	To secure land for and encourage the provision of identified shortfalls in healthy recreation facilities for all age groups	To support the full range of educational facilities in Sonning Common
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	No conflict	No conflict	No conflict
<b>19</b>	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	No conflict	No conflict	No conflict
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	No conflict	No conflict	No conflict
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	No conflict	No conflict	No conflict
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	No conflict	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCMRP1</b>	<b>SCMRP2</b>
	<b>SCNDP Sustainability Objectives</b>	To retain the bus service and its stops on its existing route along Peppard Road, Wood Lane and Kennylands Road	To undertake a programme of traffic calming and management both generally and specifically for the village centre and along Peppard and Kennylands Roads and for both school roads
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	Plan objective is compatible with sustainable development	No conflict
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of "greenfield" land.	No conflict	No conflict
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	No conflict	No conflict
<b>4</b>	Improve housing provision by: a) providing a minimum of 138 new dwellings b) increasing the amount of lower value (one and two bedroom) properties c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate) d) encouraging the provision of specialist and/or appropriate accommodation for older residents.	No conflict	No conflict
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	Objectives are compatible	No conflict
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	No conflict	No conflict
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	No conflict	No conflict
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	Objectives similar	No conflict
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCMRP1</b>	<b>SCMRP2</b>
	<b>SCNDP Sustainability Objectives</b>	<b>To retain the bus service and its stops on its existing route along Peppard Road, Wood Lane and Kennylands Road</b>	<b>To undertake a programme of traffic calming and management both generally and specifically for the village centre and along Peppard and Kennylands Roads and for both school roads</b>
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	Objectives compatible	No conflict
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	No conflict	No conflict
<b>12</b>	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	No conflict	No conflict
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	No conflict	No conflict
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	Public transport helps towards minimising air pollution	No conflict
<b>15</b>	Conserve and enhance Sonning Common's countryside setting.	No conflict	No conflict
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	No conflict	No conflict
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	No conflict	No conflict

**Table 2.2 Testing Sustainability of SCNDP Objectives continued**

	<b>Plan Objectives (abbreviated)</b>	<b>SCMRP1</b>	<b>SCMRP2</b>
	<b>SCNDP Sustainability Objectives</b>	<b>To retain the bus service and its stops on its existing route along Peppard Road, Wood Lane and Kennylands Road</b>	<b>To undertake a programme of traffic calming and management both generally and specifically for the village centre and along Peppard and Kennylands Roads and for both school roads.</b>
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	No conflict	No conflict
<b>19</b>	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off. b) encouraging the use of SUDS to control surface water run-off.	No conflict	No conflict
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	Objectives compatible	No conflict
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	Objectives compatible	No conflict
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCMRP3</b>	<b>SCENV1</b>
	<b>SCNDP Sustainability Objectives</b>	<b>Ensure all new developments provide safe cycling and pedestrian routes as well as appropriate car parking</b>	<b>Conserve and enhance neighbourhood countryside and open spaces</b>
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	Objectives compatible	Objectives compatible
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	No conflict	Objectives similar
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	No conflict	No conflict
<b>4</b>	Improve housing provision by: a) providing a minimum of 138 new dwellings b) increasing the amount of lower value (one and two bedroom) properties c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate) d) encouraging the provision of specialist and/or appropriate accommodation for older residents.	No conflict	Provision of housing in village will be on “greenfield” sites and impact of countryside and open space
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	No conflict	No conflict
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	Objectives compatible	No conflict
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	Objectives compatible	No conflict
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	No conflict	No conflict
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	No conflict	No conflict
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people’s health and well-being. Resist the loss of existing community facilities.	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCMRP3</b>	<b>SCENV1</b>
	<b>SCNDP Sustainability Objectives</b>	<b>Ensure all new developments provide safe cycling and pedestrian routes as well as appropriate car parking</b>	<b>Conserve and enhance neighbourhood countryside and open spaces</b>
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	No conflict	Objectives similar
<b>12</b>	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	No conflict	Objectives compatible
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	No conflict	Objectives compatible
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	No conflict	No conflict
<b>15</b>	Conserve and enhance Sonning Common's countryside setting.	No conflict	Objectives compatible
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	No conflict	No conflict
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	No conflict	No conflict
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	No conflict	No conflict
<b>19</b>	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCMRP3</b>	<b>SCENV1</b>
	<b>SCNDP Sustainability Objectives</b>	<b>Ensure all new developments provide safe cycling and pedestrian routes as well as appropriate car parking</b>	<b>Conserve and enhance neighbourhood countryside and open spaces</b>
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	Objectives compatible	No conflict
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	Objectives compatible	No conflict
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	No conflict	No conflict

	<b>Plan Objectives (abbreviated)</b>	<b>SCENV2</b>	<b>SCENV3</b>	<b>SCHER1</b>
	<b>SCNDP Sustainability Objectives</b>	To maintain and enhance the wooded and rural character of village by encouraging the integration of soft landscaping in new developments and where appropriate screening from any adjacent AONB	To conserve and enhance the environment, ecosystem and biodiversity ensuring that new development protects biodiversity including habitats and provision of appropriate wildlife, biodiversity and movement corridors	To conserve and enhance the historic environment in relation to buildings, landscapes and places of local cultural value
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	No conflict	No conflict	No conflict
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	Objectives compatible	Objectives compatible	No conflict
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	Inclusion of soft landscaping may limit the net developable area and impact on housing numbers. A sensitive balance between these objectives will be required	Inclusion of wildlife corridors could reduce net developable area	No conflict
<b>4</b>	Improve housing provision by: <ul style="list-style-type: none"> <li>a) providing a minimum of 138 new dwellings</li> <li>b) increasing the amount of lower value (one and two bedroom) properties</li> <li>c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate)</li> <li>d) encouraging the provision of specialist and/or appropriate accommodation for older residents.</li> </ul>	No conflict	No conflict	No conflict
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	No conflict	No conflict	No conflict
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	No conflict	No conflict	No conflict
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	No conflict	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCENV2</b>	<b>SCENV3</b>	<b>SCHER1</b>
	<b>SCNDP Sustainability Objectives</b>	To maintain and enhance the wooded and rural character of village by encouraging the integration of soft landscaping in new developments and where appropriate screening from any adjacent AONB	To conserve and enhance the environment, ecosystem and biodiversity ensuring that new development protects biodiversity including habitats and provision of appropriate wildlife, biodiversity and movement corridors	To conserve and enhance the historic environment in relation to buildings, landscapes and places of local cultural value
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	No conflict	No conflict	No conflict
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	No conflict	No conflict	No conflict
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	No conflict	No conflict	No conflict
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	Objectives compatible	Objectives compatible	No conflict
<b>12</b>	Maintain and enhance biodiversity by: <ul style="list-style-type: none"> <li>a) improving where possible existing habitats and creating new wildlife habitats</li> <li>b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.</li> </ul>	Objectives compatible	Objectives similar	No conflict
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	Objectives similar	Objectives similar	Objectives similar
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	No conflict	No conflict	No conflict
<b>15</b>	Conserve and enhance Sonning Common's countryside setting.	Objectives similar	Objectives compatible	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	<b>Plan Objectives (abbreviated)</b>	<b>SCENV2</b>	<b>SCENV3</b>	<b>SCHER1</b>
	<b>SCNDP Sustainability Objectives</b>	To maintain and enhance the wooded and rural character of village by encouraging the integration of soft landscaping in new developments and where appropriate screening from any adjacent AONB	To conserve and enhance the environment, ecosystem and biodiversity ensuring that new development protects biodiversity including habitats and provision of appropriate wildlife, biodiversity and movement corridors	To conserve and enhance the historic environment in relation to buildings, landscapes and places of local cultural value
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	No conflict	No conflict	No conflict
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	No conflict	No conflict	No conflict
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	No conflict	No conflict	No conflict
<b>19</b>	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	No conflict	No conflict	No conflict
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	No conflict	No conflict	No conflict
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	No conflict	No conflict	No conflict
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	No conflict	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	Plan Objectives (abbreviated)	SCDE1	SCDE2
	<b>SCNDP Sustainability Objectives</b>	To encourage potential applicants for development to work with the community of Sonning Common, via its Parish Council, in preparing their proposals	Ensure that all financial contributions received by Sonning Common Parish Council from developments (S106 and/or CIL) are used on projects and initiatives that meet the identified needs of the community
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	No conflict	No conflict
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	No conflict	No conflict
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	No conflict	No conflict
<b>4</b>	Improve housing provision by: <ul style="list-style-type: none"> <li>e) providing a minimum of 138 new dwellings</li> <li>f) increasing the amount of lower value (one and two bedroom) properties</li> <li>g) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate)</li> <li>h) encouraging the provision of specialist and/or appropriate accommodation for older residents.</li> </ul>	No conflict	No conflict
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	No conflict	No conflict
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	No conflict	No conflict
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	No conflict	No conflict
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	No conflict	No conflict
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	Plan Objectives (abbreviated)	SCDE1	SCDE2
	<b>SCNDP Sustainability Objectives</b>	To encourage potential applicants for development to work with the community of Sonning Common, via its Parish Council, in preparing their proposals	Ensure that all financial contributions received by Sonning Common Parish Council from developments (S106 and/or CIL) are used on projects and initiatives that meet the identified needs of the community
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	No conflict	No conflict
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	No conflict	No conflict
<b>12</b>	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	No conflict	No conflict
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	No conflict	No conflict
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	No conflict	No conflict
<b>15</b>	Conserve and enhance Sonning Common's countryside setting.	No conflict	No conflict
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	No conflict	No conflict
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	No conflict	No conflict
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

	Plan Objectives (abbreviated)	SCDE1	SCDE2
	<b>SCNDP Sustainability Objectives</b>	To encourage potential applicants for development to work with the community of Sonning Common, via its Parish Council, in preparing their proposals	Ensure that all financial contributions received by Sonning Common Parish Council from developments (S106 and/or CIL) are used on projects and initiatives that meet the identified needs of the community
<b>19</b>	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off. b) encouraging the use of SUDS to control surface water run-off.	No conflict	No conflict
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	No conflict	No conflict
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	No conflict	No conflict
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	No conflict	No conflict

Table 2.2 Testing Sustainability of SCNDP Objectives continued

## Objectives Outcome and Summary

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### **Development Strategy Objectives SDCS1-3**

These plan objectives deal with maintaining Sonning Common's countryside setting, avoiding coalescence with neighbouring settlements, delivering sustainable change and conforming with SODC's Core Strategy.

All of the available SHLAA sites are on the edge of the village and any housing development will inevitably extend the boundary towards neighbouring settlements. However, the existence of AONB between the village and neighbouring settlements, such as Kidmore End, provides adequate protection against coalescence. Further, the provision of nature reserve barriers between any proposed developments and adjacent countryside will also minimise any negative effects.

A considerable number of the objectives are considered as having a neutral effect and are defined as "no conflict". But in some instances a comment has been added – for example, with reference to promoting parking solutions (sustainability objective 7), it is observed that, while there is no conflict between the objectives, the scope in the village is limited. Other sustainability objectives are assessed as supporting or being in harmony with the plan objectives and are assessed as "meets sustainability objective". Comments have been added where appropriate – for instance, where the plan objective to avoid coalescence with neighbouring settlements is judged against sustainability objective 13, to promote developments reflecting the village's rural character, it is observed that limiting expansion into the countryside will have this effect.

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

### **Housing Objectives SCH1-4**

The plan objectives deal with the allocation of housing sites, housing mix, back land and infill development, environmental standards for new housing and local access to new housing.

Some of the sustainability objectives are judged as being "not applicable" – for instance, sustainability objective 2, which calls for the use, where possible, of previously developed land. The reason here is that such land has not been available during the NDP process. Many of the sustainability objectives are judged as having a neutral effect and are defined as "no conflict". In other cases the plan objective is judged to meet the sustainability objective.

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

### **Design Objective SCD1**

This objective deals with the need to ensure that new development is high quality and respects the character of the village. Most of the sustainability objectives are judged to have a neutral effect on this plan objective and are defined as "no conflict". In two instances – sustainability objectives 13 and 16 – it is pointed out that they actively support the plan objective.

Overall there is general conformity between the plan objective and the sustainability objectives, and no points of difference.

## **Village Centre Objectives SCVC1-2**

These deal with promoting the vitality and viability of the village centre and its accessibility. In several instances, the sustainability objectives and the plan objectives are judged to support each other – for example, planning for growth with a presumption in favour of sustainable development (sustainability objective 1) clearly supports the plan objective to support and enhance the vitality of the village centre. Overall there is general conformity between the two sets of objectives, and no significant points of difference.

## **Economic & Employment Objectives SCEE1-3**

These plan objectives address the need to encourage employment and business opportunities. There is no conflict between any of the sustainability objectives and the plan objectives. It is self-evident that the objective of sustainable growth (sustainability objective 1) is supportive of the local business sector.

Overall there is general conformity between the two sets of objectives.

## **Community, Social & Health Objectives SCCSH1-3**

These deal with the retention and enhancement of existing facilities and the development of new ones where appropriate – particularly recreational – and the support of local schools. There is common ground between several of the sustainability and plan objectives – for example, sustainability objective 5 and plan objective SCCSH1 are essentially the same. Several others are mutually supportive, and there are no instances of conflict or significant difference.

Overall the two sets of objectives are judged to be compatible.

## **Movement, Road Safety & Parking Objectives SCMRP1-3**

These plan objectives deal with public transport, traffic, parking, cycling and pedestrian issues. Again, there is considerable common ground between the two sets of objectives – for instance, on parking provision (sustainability objective 5), provision of footpaths and cycle paths (sustainability objective 6) and public transport (sustainability objective 8).

Overall there are no instances of conflict or significant difference, and the two sets are judged to be compatible.

## **Environmental Objectives SCENV1-3**

These plan objectives address the conservation and enhancement of Sonning Common's surroundings, wooded and rural character, and ecosystems and bio-diversity. The key sustainability objectives are 11-13, and these are entirely compatible with and supportive of the plan objectives on rural character, the AONB and bio-diversity. Elsewhere there are no points of conflict or significant difference.

Overall the two sets of objectives are compatible.

### **Heritage Objective SCHER1**

This deals with the conservation of the historic environment. There is no conflict between it and any of the sustainability objectives.

### **Delivery Objectives SCDE1-2**

These deal with the future engagement between developers and the parish council on proposals and the use of financial contributions arising from developments. There is broad compatibility between these plan objectives and all the sustainability objectives.

# Chapter Three – Strategic Options Appraisal

## Strategic Options

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The SODC allocated a minimum of 138 new dwellings to Sonning Common within the period from 1 April 2017 to 31 March 2027 as part of the distribution of 1,154 homes allocated to the larger villages of the District set out in Cabinet Report dated September 2013. Subsequently, there has been a Strategic Housing Market Assessment (SHMA) and a new Local Plan is under preparation (South Oxfordshire Local Plan 2031) which could lead to an additional allocation of new homes to Sonning Common prior to 2031.

The Sonning Common Community Survey in 2010 showed that local residents showed a preference for spreading further development across the village rather than on one or two large sites, but were not in favour of extension of the village towards Reading.

The SHLAA provided a selection of 15 potential development sites.

The strategic options available to the SCNDP Working Party were considered to be:

- Accept the SODC allocation and spread 138 new homes throughout village as evenly as possible;
- Allow for more than 138 new homes on the assumption of further SHMA housing requirements;
- Do nothing, and leave all planning issues to SODC.

## Options Appraisal

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The third option, Do Nothing, was not acceptable as the Sonning Common Community Survey 2010 had already shown the residents' interest in participating in the decisions on the location of new homes and also in influencing non-housing matters, such as village centre development, provision of recreational facilities, and traffic calming.

Without a neighbourhood plan, Sonning Common residents would forfeit the opportunity to ensure that development is neighbourhood specific and focusses on sustainability issues which have been highlighted and considered through extensive community engagement and involvement thus far. The Parish Council therefore decided to develop a Neighbourhood Plan and established a Working Party accordingly.

The first two strategic options above are assessed against the SCNDP Sustainability Objectives in Table 3.1.

SCNDP Sustainability Objective		Strategic Option	
		Option 1: 138 homes	Option 2: More than 138 homes
1	Plan positively for growth with a presumption in favour of sustainable development.	New homes can provide for sustainable village development by improving housing mix and number of affordable homes  <b>Positive</b>	As for Option 1, but limited land availability is a significant constraint to sustainability  <b>Negative</b> – although this would be mitigated by limited use of AONB land
2	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	There is no non-“greenfield” land available for housing development  <b>Negative – no mitigation possible</b>	There is no non-“greenfield” land available for housing development  <b>Negative – no mitigation possible</b>
3	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	All developments proposed envisage appropriate densities  <b>Positive</b>	Additional housing above the figure of 138 might require densities regarded as inappropriate in terms of the rural character of the village  <b>Negative</b> – careful consideration of the layouts and types of housing on different sites could reduce this negative impact
4	Improve housing provision by: a) providing a minimum of 138 new dwellings b) increasing the amount of lower value (one and two bedroom) properties c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate) d) encouraging the provision of specialist and/or appropriate accommodation for older residents.	This strategic option is designed to achieve this sustainability objective  <b>Positive</b>	This option would clearly improve housing provision Further compared to Option 1  <b>Positive</b>
5	Maintain and enhance the existing retail and services offer in the village centre.	Both options lead to increased population which should help to maintain village services  <b>Positive</b>	Both options lead to increased population which should help to maintain village services  <b>Positive</b>

Table 3.1 Testing Sustainability of Strategic Options

SCNDP Sustainability Objective		Strategic Option	
		Option 1: 138 homes	Option 2: More than 138 homes
6	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	Proposed sites for new development will meet this objective  <b>Positive</b>	Although it is not envisaged that an increased allocation would require new sites further away from the village centre to be used, the increases would reduce the land available for paths and new accesses  <b>Negative</b> – although sympathetic layout design should still make it possible for connections to be provided
7	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	Additional homes will increase pressure on parking within the village centre  <b>Negative</b> – although the provision of parking spaces with new housing, and the provision of paths to connect with the village centre should lessen this impact; and it should be noted that the Neighbourhood Development Plan does include proposals to address parking issues in the village centre in the long-term	Additional homes will increase pressure on parking within the village centre, especially as Option 2 homes will need be located further away from centre  <b>Negative</b> – as for Option 1
8	Maintain and enhance the existing public transport links to the village centre.	Further homes and increased population should contribute to maintaining public transport  <b>Positive</b>	Further homes and increased population should contribute to maintaining public transport  <b>Positive</b>
9	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	New developments will contribute through CIL or Section 106  <b>Positive</b>	New developments will contribute through CIL or Section 106  <b>Positive</b>
10	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	Increased population should improve sustainability of community facilities  <b>Positive</b>	Increased population should improve sustainability of community facilities  <b>Positive</b>

Table 3.1 Testing Sustainability of Strategic Options continued

SCNDP Sustainability Objective		Strategic Option	
		Option 1: 138 homes	Option 2: More than 138 homes
11	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	<p>Increased housing development on available “greenfield” land will inevitably impact adversely on adjacent countryside</p> <p><b>Negative</b> – although good landscaping and the provision of strong buffers of trees/woodland/hedges would limit this negative impact</p>	<p>Increased housing development on available “greenfield” land will inevitably impact adversely on adjacent countryside</p> <p>Sustainability will be more difficult than Option 1</p> <p><b>Negative</b> – mitigation measures as for Option 1 would be possible, although increased densities of housing would inevitably increase urbanising influences</p>
12	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats; and b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	<p>Increased housing development on available “greenfield” land will inevitably impact adversely on existing habitats and wildlife corridors</p> <p><b>Negative</b> – although it should be possible to retain and conserve some wildlife corridors within developments, and create new ones with buffer zones</p>	<p>Increased housing development on available “greenfield” land will inevitably impact adversely on existing habitats and wildlife corridors.</p> <p><b>Negative</b> – as for Option 1, but obviously increased densities will make such measures more difficult</p>
13	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	<p>Objective can be achieved through careful design sensitive to existing village rural character</p> <p><b>Neutral</b></p>	<p>Greater housing numbers will render it much more difficult to maintain existing rural character</p> <p><b>Negative</b></p>
14	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	<p>Design standards will require developers to minimise pollution potential</p> <p><b>Neutral</b></p>	<p>Design standards will require developers to minimise pollution potential</p> <p><b>Neutral</b></p>
15	Conserve and enhance Sonning Common’s countryside setting.	<p>Any new housing development will increase pressure on countryside setting</p> <p><b>Negative</b> – although the inclusion of green space combined with sympathetic landscaping and planting would mitigate this impact</p>	<p>Any new housing development will increase pressure on countryside setting.</p> <p><b>Negative</b> – as for Option 1, though more difficult as numbers rise</p>
16	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	<p>Objective can be achieved through sensitive design</p> <p><b>Neutral</b></p>	<p>Objective can be achieved through sensitive design</p> <p><b>Neutral</b></p>

Table 3.1 Testing Sustainability of Strategic Options continued

SCNDP Sustainability Objective		Strategic Option	
		Option 1: 138 homes	Option 2: More than 138 homes
17	Encourage the adoption of sustainable energy solutions in all new development.	Design standards will require developers to minimise pollution potential  <b>Neutral</b>	Design standards will require developers to minimise pollution potential  <b>Neutral</b>
18	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	Design standards will require developers to design for re-use of waste and energy recovery  <b>Neutral</b>	Design standards will require developers to design for re-use of waste and energy recovery  <b>Neutral</b>
19	Protect and improve sustainable use of the water environment by:  a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	Design requirements can specify sustainable water use policy  <b>Neutral</b>	Design requirements can specify sustainable water use policy  <b>Neutral</b>
20	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	Design requirements can specify provision of sustainable on-site facilities for pedestrians and cyclists  <b>Neutral</b>	Design requirements can specify provision of sustainable on-site facilities for pedestrians and cyclists  <b>Neutral</b>
21	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	Design requirements can ensure that existing rights of way are protected  <b>Neutral</b>	Design requirements can ensure that existing rights of way are protected  <b>Neutral</b>
22	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	The community, landowners, developers and other key stakeholders have been involved, or had opportunity for consultation during the preparation of the NDP  <b>Positive</b>	The community, landowners, developers and other key stakeholders have been involved with regard to 138 new homes as well as additional housing numbers which may be allocated through the SHMA  <b>Positive</b>

Table 3.1 Testing Sustainability of Strategic Options continued

## Options Outcome

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It is clear from the above table that the further development of Sonning Common may impact on AONB and that the character of the village may change with regard to housing density and potential movement towards neighbouring settlements. It will be necessary to minimise any adverse impacts.

It is possible that the provision of recreational facilities in the village can be improved provided that proposed developments can be adequately planned to achieve this benefit.

There should be significant benefits with regard to the village housing mix if any proposed developments are planned with adequate provision for smaller homes.

## Strategic Options Summary

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Two strategic options were assessed against the 22 sustainability objectives: one involving the building of 138 new homes as originally allocated to Sonning Common by SODC; the other involving building of more than 138 homes to meet additional allocations expected as a result of the SHMA. A possible third option – to do nothing – was not assessed as it was considered wholly unrealistic.

In a significant number of instances – 5 out of 22 with Option 1, 9 out of 22 with Option 2 – the impacts are assessed as negative. This is inevitable, given that both options involve the building of substantial numbers of new houses, with the consequent disappearance of open land and increased pressure on space, roads, facilities and services.

Where possible, measures to mitigate the negative impacts have been suggested. For instance, when considering the objective “to conserve and enhance Sonning Common’s countryside setting”, it is suggested that the inclusion of green space combined with sympathetic landscaping and planting would lessen this impact. Self-evidently, this becomes more difficult with a substantially greater number of new homes, but the principle is unchanged.

Mitigating measures have been suggested in all cases of negative impact except one. This requires the consideration, where possible, of previously developed land before the use of “greenfield” sites. Since all the sites are “greenfield”, mitigation is clearly impossible.

Overall, Option 1 is assessed as having 9 positive impacts, 5 negative and 8 neutral. Option 2 has 6 positive, 9 negative and 7 neutral. This mixture might be expected in any scenario involving significant homebuilding, where: the greater the number of new homes, the more likely there will be negative impacts when tested against environmental issues.

## Chapter Four – Site Options Assessment

14 sites were originally proposed in the SODC SHLAA. An additional site, SON 15, was added when Chiltern Edge School became a Foundation School and sought to dispose of part of its property in order to raise funds for renovations. At the time of writing this Environmental Report, there has been no confirmation from the Department for Education (DfE) that SON 15, or any part of it, can be sold for development but it has been assessed on the assumption that approval may be forthcoming. All 15 sites considered for development are shown on Figure 1.1 and are listed in Table 4.1 below.

Site Ref.	Site Name	Gross Area, Ha	Status
<b>SON 1</b>	Old Copse Field	7.8	In AONB
<b>SON 2</b>	Bishopswood Middle Field	3.3	In AONB
<b>SON 3</b>	Memorial Hall Field	5.3	In AONB
<b>SON 4</b>	Kidmore End Valley Field	6.0	In AONB and withdrawn by landowner
<b>SON 5</b>	Kennylands Paddock	1.9 (Gross) 1.6 (minus Orchard)	'greenfield' site adjacent to AONB.
<b>SON 6</b>	Kennylands Road Infill	1.6 (gross) 1.5 (linear strip)	'greenfield' site
<b>SON 7</b>	Hagpits House	1.3	Existing single house in extensive grounds
<b>SON 7a</b>	Hagpits Orchard	0.6	'greenfield' site
<b>SON 8</b>	Kennylands Gym (previously Thames Valley)	0.8	Currently used for recreation purposes (privately owned). Existing covenant specifies used as open space or recreation.
<b>SON 9</b>	Lea Meadow	3.2	'greenfield' site
<b>SON 10</b>	Young Wood Valley Field	5.3	In AONB
<b>SON 11</b>	Peppard Road in-fill	2.0 (gross) 0.5 (linear strip)	In AONB (part)
<b>No ref.</b>	Reddish Manor, N.paddock	0.6	Adjacent to AONB.
<b>SON 12</b>	Blackmore Rise	2.3	In AONB.
<b>SON 13</b>	Blounts Court Road	4.7 (gross) 1.5 (linear strip)	In AONB and withdrawn by landowner
<b>SON 14</b>	Widmore Heights	0.8	In AONB and withdrawn by landowner
<b>SON 15a</b>	Chiltern Edge Top Field	2.2	'greenfield' site, owned by school. Availability awaiting DfE approval
<b>SON 15b</b>	Chiltern Edge Lower Field	1.7	'greenfield' site adjacent to AONB..

Table 4.1 Possible Development Sites

Throughout the preparation of the NDP, the need for sustainability has been kept to the forefront of site assessment. The level of congruence between site assessment criteria given in Table 6.4 of the Scoping Report and the sustainability objectives has been tested and all the objectives are covered.

### Site Options Assessment

The various sites proposed for development, as originally listed in the SHLAA but modified due to change of status as shown in Table 3.1 above have been assessed against the sustainability objectives accordingly in Table 3.2 below. All SHLAA sites have been assessed except those withdrawn by their landowners, namely, SONs 4, 13 and 14. Sites which have been considered to have high landscape and environmental value by the community and the Chilterns Conservation Board are included at the end of the table. These sites are: SONs 10, 11, and 12.

	<b>Sustainability Objective</b>	<b>SON 1</b>	<b>SON 2</b>	<b>SON 3</b>
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	<p>The site is in the AONB and is currently used for agriculture. It lies next to Old Copse, an ancient woodland, and has a much-used footpath across it to the lower end of Bishopswood Sports Ground. Its use for development would represent an expansion of the village's built-up area, a major loss of green space and amenity land, and a wholly inappropriate extension of housing</p> <p><b>Impact:</b> Negative – meaningful mitigation measures impossible</p>	<p>The site is within the AONB and currently used for agriculture. It is considered that, despite its AONB status, it could be a suitable site for housing, as it could be successfully screened on three sides, with the northern boundary adjoining farmland. Sustainable development of it would be possible</p> <p><b>Impact:</b> Positive</p>	<p>The site lies within the AONB and is currently used for agriculture, forming a group of fields with SONS 1 and 2. It is next to Reade's Lane and opposite Chiltern Edge School, two factors which make it unsuitable for housing development, although a more limited use would be possible</p> <p><b>Impact:</b> Negative – mitigation in the form of screening would lessen the impact</p>
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	<p>Because the site is farmland in the AONB, it would not be possible to meet this objective</p> <p><b>Impact:</b> Negative – mitigation measures not possible</p>	<p>Because the site is farmland in the AONB, it would not be possible to meet this objective</p> <p><b>Impact:</b> Negative – mitigation measures not possible</p>	<p>Because the site is farmland in the AONB, it would not be possible to meet this objective</p> <p><b>Impact:</b> Negative – mitigation measures not possible.</p>
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Achievable</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>

Table 4.2 Testing Sustainability of Site Options

	<b>Sustainability Objective</b>	<b>SON 1</b>	<b>SON 2</b>	<b>SON 3</b>
<b>4</b>	Improve housing provision by: a) providing a minimum of 138 new dwellings b) increasing the amount of lower value (one and two bedroom) properties c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate) d) encouraging the provision of specialist and/or appropriate accommodation for older residents.	Housing on this site would clearly meet this objective. It would contribute to meeting the village's allocation, and could be required to include a proportion of lower value properties. The provision for affordable homes would be implemented  <b>Impact: positive</b>	Any housing development on this site will contribute towards meeting the overall housing requirement, and would also be able to achieve the other aspects of this objective  <b>Impact: Positive</b>	Housing on this site would clearly meet this objective. It would contribute to meeting the village's allocation, and could be required to include a proportion of lower value properties. The provision for affordable homes would be implemented  <b>Impact: positive</b>
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	The site is close to the village centre, and were houses to be built on it, they would contribute towards meeting this objective  <b>Impact: Positive</b>	The site is within walking distance of the village centre, and housing on it would help maintain and enhance existing services  <b>Impact: Positive</b>	The site is not far from the village centre, and housing on it would contribute towards meeting this objective  <b>Impact: Positive</b>
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	Because of its location, housing on this site would be close to the village centre, with access along Woodlands Road  <b>Impact: Positive</b>	Site is in close proximity to village centre and new footpaths and cycle paths will enhance accessibility  <b>Impact: Positive</b>	Housing on this site would be reasonably close to the village centre, and good connections would be easily provided  <b>Impact: Positive</b>
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	Additional housing inevitably creates more pressure on parking. In the village centre.  <b>Impact: Negative – however this would be mitigated by the closeness of the site to the village centre, and its convenient pedestrian access, and the provision of car parking on-site</b>	Additional housing inevitably creates more pressure on parking. In the village centre.  <b>Impact: Negative – however this would be mitigated by the closeness of the site to the village centre, and its convenient pedestrian access, and the provision of car parking on-site</b>	Additional housing inevitably creates more pressure on parking. In the village centre.  <b>Impact: Negative – however this would be mitigated by the fact that the site is reasonably close to the village centre, and by the provision of car parking on-site</b>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 1</b>	<b>SON 2</b>	<b>SON 3</b>
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	Because of its location close to the village centre, the development of this site would not contribute to achieving this objective  <b>Impact: Negative</b>	This site is not on existing public transport route to village centre, and its development would therefore not contribute to achieving this objective  <b>Impact: Negative – no mitigation possible</b>	This site is not on existing public transport route to village centre, and its development would therefore not contribute to achieving this objective  <b>Impact: Negative – no mitigation possible</b>
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	Any development would be required to meet this objective.  <b>Impact: Positive</b>	Any development would be required to meet this objective.  <b>Impact: Positive</b>	Any development would be required to meet this objective.  <b>Impact: Positive</b>
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	The site provides continued use of footpath connecting residential areas to AONB and private sports facilities at Rotherfield Peppard Football Club  <b>Impact: Positive</b>	This site has specific and profound influence on improved recreational facilities for local community as it is linked with SON 3, proposed recreation site  <b>Impact: Positive</b>	This site has specific and profound influence on improved recreational facilities for local community  <b>Impact: Positive</b>
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	The development of this site – which is in the AONB – would clearly have an adverse impact on the AONB and would intensify any urbanising influence on the countryside  <b>Impact: Negative – screening of any housing development would mitigate adverse impact to a degree, although the location of the site would inevitably limit this effect.</b>	Housing on this AONB site would clearly impact adversely on the AONB, and would extend urbanising influence into the countryside  <b>Impact: Negative – however the location would make it possible, through the provision of structured planting and strong landscape edges, to mitigate this impact considerably. Such landscaping would be made a condition of development, and would be funded by developers</b>	Housing on this AONB site would inevitably impact adversely on the AONB and contribute to urbanising influence  <b>Impact: negative – structural planting and other screening would mitigate the impact to a degree, although the location of the site, next to Reade's Lane and opposite Chiltern Edge School, would limit this effect</b>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 1</b>	<b>SON 2</b>	<b>SON 3</b>
<b>12</b>	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	The development of this site for housing would inevitably lead to the loss of biodiversity and habitats arising from its current agricultural use  <b>Impact:</b> Negative – although tree planting and other screening would to a degree lessen the loss of habitat, this mitigation would inevitably be extremely limited	Housing on this site would necessarily lead to the loss of biodiversity and wildlife habitats  <b>Impact:</b> negative – however sensitive landscaping, screening, tree and hedge planting and enhancement would enable the retention of some existing wildlife corridors and habitats and the creation of new ones	Housing on this AONB would cause the loss of valuable bio-diversity and wildlife habitats  <b>Impact:</b> Negative – although screening, tree planting and the retention and planting of hedges could mitigate this loss to a degree.
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	Housing on this site would encroach on the surrounding countryside, and therefore pose a danger of compromising the rural character of the village. It would also, inevitably, impact adversely on Old Copse Wood, which is next to it  <b>Impact:</b> Negative – although careful design could reflect the character of the village	Housing on this site would encroach on the surrounding countryside, and therefore pose a danger of compromising the rural character of the village. It would have no significant effect on the heritage asset of Old Copse Wood.  <b>Impact:</b> Negative – but sensitive and careful design and layout, combined with screening, would make it possible to mitigate the impact of encroachment and reflect the overall village character	Housing on this site would encroach on the surrounding countryside, and therefore pose a danger of compromising the rural character of the village. It would have no significant effect on any heritage assets  <b>Impact:</b> Negative – a sensitive and careful design and layout, combined with effective screening, could lessen the impact of encroachment, although the site's location would limit this

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 1</b>	<b>SON 2</b>	<b>SON 3</b>
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	<p>There is no conflict between this objective and housing on this site. The objective would therefore be achievable</p> <p><b>Impact: Positive</b></p>	<p>There is no conflict between this objective and housing on this site. The objective would therefore be achievable</p> <p><b>Impact: Positive</b></p>	<p>There is no conflict between this objective and housing on this site. The objective would therefore be achievable</p> <p><b>Impact: Positive</b></p>
<b>15</b>	Conserve and enhance Sonning Common's countryside setting.	<p>Housing on an AONB site would inevitably have an adverse effect on the village's countryside setting</p> <p><b>Impact: Negative – sensitive design, layout and landscaping could lessen the harm, but not significantly</b></p>	<p>Housing on an AONB site would inevitably have an adverse effect on the village's countryside setting.</p> <p><b>Impact: Negative – however sensitive design, layout, screening and landscaping to be paid for by any developer could lessen the impact significantly</b></p>	<p>Housing on an AONB site would inevitably have an adverse effect on the village's countryside setting</p> <p><b>Impact: Negative – sensitive design, layout and landscaping could lessen the harm, but this mitigating effect would be restricted by the site's location</b></p>
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>
<b>19</b>	Protect and improve sustainable use of the water environment by:	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>

**Table 4.2 Testing Sustainability of Site Options continued**

	<b>Sustainability Objective</b>	<b>SON 1</b>	<b>SON 2</b>	<b>SON 3</b>
20	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	<p>Any housing on this site would be required to meet this objective as a matter of course. The location of the site would ensure safe and easy access to village amenities and the bus stops</p> <p><b>Impact: Positive</b></p>	<p>Any housing on this site would be required to meet this objective as a matter of course. The location of the site would ensure safe and easy access to village amenities and the bus stops</p> <p><b>Impact: Positive</b></p>	<p>Any housing on this site would be required to meet this objective as a matter of course. The location of the site is such that access to village amenities and the bus stops would be convenient</p> <p><b>Impact: Positive</b></p>
21	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	<p>There is a footpath running diagonally across this site, which would be impossible to retain on its existing route</p> <p><b>Negative: the replacement of the existing right of way by a new one providing comparable pedestrian access from Woodlands Rd to Bishopswood would be difficult</b></p>	<p>This site does not contain any rights of way, but its use for housing could be required to entail the provision of links to footpaths.</p> <p><b>Impact: Positive</b></p>	<p>This site does not contain any rights of way, but its use for housing could be required to entail the provision of links to footpaths</p> <p><b>Impact: Positive</b></p>
22	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	<p>There have been extensive discussions with the owners, and subsequently with the potential developers, of SONS 1, 2 and 3 (which are linked and interdependent) throughout and the NDP process. The Chilterns Conservation Board have been thoroughly consulted and their views sought. The community has been kept fully informed of the process and given abundant opportunity to express opinions</p> <p><b>Impact: Positive</b></p>	<p>There have been extensive discussions with the owners, and subsequently with the potential developers, of SONS 1, 2 and 3 (which are linked and interdependent) throughout and the NDP process. The Chilterns Conservation Board have been thoroughly consulted and their views sought. The community has been kept fully informed of the process and given abundant opportunity to express opinions.</p> <p><b>Impact: Positive</b></p>	<p>There have been extensive discussions with the owners, and subsequently with the potential developers, of SONS 1, 2 and 3 (which are linked and interdependent) throughout and the NDP process. The Chilterns Conservation Board have been thoroughly consulted and their views sought. The community has been kept fully informed of the process and given abundant opportunity to express opinions.</p> <p><b>Impact: Positive</b></p>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 5</b>	<b>SON 6</b>	<b>SON 7/7a</b>
1	Plan positively for growth with a presumption in favour of sustainable development.	This ‘greenfield’ site is on the south-west side of Kennylands Roadbehind the existing houses along the road. Its location and connections with the existing village are such that its development for housing would conform with the NPPF definition of sustainable  <b>Impact: Positive</b>	This ‘greenfield’ site is beside Kennylands Road, between two existing linear developments along the south-west of the road. Its location and its connections with the existing village mean that its development would contribute to the sustainable development of Sonning Common  <b>Impact: Positive</b>	This “greenfield” site is divided between SON 7 and SON7a. It is on the opposite side of Kennylands Road from SON 6, and is currently filled by Haggits House with gardens and woodland. Like the other two sites along Kennylands Road its location and connections with the existing village mean that its development could be considered as contributing to the sustainable development of Sonning Common  <b>Impact: Positive</b>
2	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	As this is a ‘greenfield’ site, this objective is not achievable.  <b>Impact: Negative – no mitigation possible</b>	As this is a ‘greenfield’ site, this objective is not achievable.  <b>Impact: Negative – no mitigation possible</b>	As this is a ‘greenfield’ site, this objective is not achievable.  <b>Impact: Negative – no mitigation possible</b>
3	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	Any development of this site would be required to meet this objective as a matter of course.  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course.  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course.  <b>Impact: Positive</b>
4	Improve housing provision by:  a) providing a minimum of 138 new dwellings b) increasing the amount of lower value (one and two bedroom) properties c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate) d) encouraging the provision of specialist and/or appropriate accommodation for older residents.	Housing on this site would clearly meet this objective. It would contribute to meeting the village’s allocation, and could be required to include a proportion of lower value properties. The provision for affordable homes would be implemented  <b>Impact: positive</b>	Housing on this site would clearly meet this objective. It would contribute to meeting the village’s allocation, and could be required to include a proportion of lower value properties. The provision for affordable homes would be implemented  <b>Impact: positive</b>	Housing on this site would clearly meet this objective. It would contribute to meeting the village’s allocation, and could be required to include a proportion of lower value properties. The provision for affordable homes would be implemented. There is also potential for the smaller 7a to be allocated for self-build  <b>Impact: positive</b>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 5</b>	<b>SON 6</b>	<b>SON 7/7a</b>
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	The increase in village population arising from development of this site for housing would help to support and maintain the existing retail and other services  <b>Impact: Positive</b>	The increase in village population arising from development of this site for housing would help to support and maintain the existing retail and other services  <b>Impact: Positive</b>	The increase in village population arising from development of this site for housing would help to support and maintain the existing retail and other services  <b>Impact: Positive</b>
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	This site is connected by road – with pavement – to the village centre, although there is no provision for new cycle routes along Kennylands Road or Wood Lane due to inadequate width  <b>Impact: Positive</b>	The site is reasonably well connected with the village centre, although some distance from it. It would give direct access onto Kennylands Road, and it would be feasible to require a developer to provide a pavement footpath to extend to the existing pavement, and thus to the village centre  <b>Impact: Positive</b>	Although the site is some distance from the village centre, access would still be conveniently provided via Kennylands Road and Wood Lane, with a pavement path. There is no provision for new cycle routes owing to the inadequate width of the roads  <b>Impact: Positive</b>
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	Any housing development on this site would be required to provide on-site parking, lessening any need to park along Kennylands Road. But additional housing would, in general, be expected to exacerbate village centre parking issues  <b>Impact: Neutral – but any adverse impact would be considerably mitigated by on-site parking and the comparative ease of pedestrian and cycle access to the village centre</b>	Any housing development on this site would be required to provide on-site parking, lessening any need to park along Kennylands Road. But additional housing would, in general, be expected to exacerbate village centre parking issues  <b>Impact: Neutral – but any adverse impact would be considerably mitigated by on-site parking and the comparative ease of pedestrian and cycle access to the village centre</b>	Any housing development on this site would be required to provide on-site parking, lessening any need to park along Kennylands Road. But additional housing would, in general, be expected to exacerbate village centre parking issues  <b>Impact: Neutral – but any adverse impact would be considerably mitigated by on-site parking and the comparative ease of pedestrian and cycle access to the village centre</b>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 5</b>	<b>SON 6</b>	<b>SON 7/7a</b>
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	The site is close to the Kennylands Road bus route between Reading and Sonning Common. If developed for housing, some of the new residents would use this bus service, thus helping to maintain it  <b>Impact: Positive</b>	The site is close to the Kennylands Road bus route between Reading and Sonning Common. If developed for housing, residents would be able to use this bus service, thus helping to maintain it  <b>Impact: Positive</b>	The site is close to the Kennylands Road bus route between Reading and Sonning Common. If developed for housing, it would be expected that some of the new residents would use this bus service, thus helping to maintain it  <b>Impact: Positive</b>
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	If developed, the developer would be required to contribute through the CIL  <b>Impact: Positive</b>	If developed, the developer would be required to contribute through the CIL  <b>Impact: Positive</b>	If developed, the developer would be required to contribute through the CIL  <b>Impact: Positive</b>
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	Any CIL contribution to be used to improve facilities for the benefit of the whole community  <b>Impact: Positive</b>	Any CIL contribution to be used to improve facilities for the benefit of the whole community  <b>Impact: Positive</b>	Any CIL contribution to be used to improve facilities for the benefit of the whole community  <b>Impact: Positive</b>
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	The development of this site would extend the village boundary towards the AONB and adjacent countryside, adversely impacting on it and inevitably introducing an urbanising element  <b>Impact: Negative – but effective screening could mitigate the negative impact, while reducing the developable area</b>	This site will complete the existing edge to the adjacent countryside formed by the Kennylands Road south side properties, providing structured landscape planting against the AONB  <b>Impact: Positive</b>	This site some distance from the AONB, and any development of it would have little or no effect on the AONB. However the replacement of garden and woodland by housing would inevitably have an urbanising effect  <b>Impact – negative, but strong planting along boundaries, and the retention of trees where possible, would mitigate adverse effects</b>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 5</b>	<b>SON 6</b>	<b>SON 7/7a</b>
<b>12</b>	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	Housing on this site would inevitably result in the loss of biodiversity and wildlife habitats and corridors  <b>Impact:</b> Negative – however a sensitive site plan with tree and hedge planting other landscaping measures would mitigate the impact considerably at the southern – could significantly reduce the impact	A linear development of this site would result in marginal loss of habitat  <b>Impact:</b> Negative – but tree and hedge planting other landscaping measures would mitigate the impact considerably	This site contains mature trees, associated woodland and other wildlife habitat which would necessarily be damaged by housing  <b>Impact:</b> Negative – but a sensitive site plan, incorporating the retention of a significant proportion of habitat and wildlife corridors would lessen the impact
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	Housing on this site would have no effect on heritage assets. Sensitive design could reflect the village's rural character  <b>Impact:</b> Positive	Housing on this site would have no effect on heritage assets. Sensitive design could reflect the village's rural character – this made easier by the fact that any development would represent an infill between two existing continuous roadside developments  <b>Impact:</b> Positive	The site does not directly adjoin countryside. Sensitive design could reflect the rural character No heritage assets  <b>Impact:</b> Positive
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	Any housing on this site would be required to meet this objective as a matter of course  <b>Impact:</b> Positive	Any housing on this site would be required to meet this objective as a matter of course  <b>Impact:</b> Positive	Any housing on this site would be required to meet this objective as a matter of course  <b>Impact:</b> Positive

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 5</b>	<b>SON 6</b>	<b>SON 7/7a</b>
15	Conserve and enhance Sonning Common's countryside setting.	<p>This is a "greenfield" site adjacent to AONB and any development would therefore have an adverse effect on the countryside setting of the village</p> <p><b>Impact:</b> Negative – but developing part of the site, combined with sensitive landscaping and screening, could significantly lessen this impact</p>	<p>This is open "greenfield" land between Kennylands Road and the woodland which forms a boundary with the AONB. Any development will adversely impact on the countryside setting of the village</p> <p><b>Impact:</b> Negative - however mitigation would be possible through hedgerow planting and other landscaping</p>	<p>Development of this site for housing would mean the loss of woodland and thus have an adverse effect on the village's setting</p> <p><b>Impact:</b> Negative – however the location of the site would mean that this effect would be minor, particularly if mitigated by good screening</p>
16	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>
17	Encourage the adoption of sustainable energy solutions in all new development.	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>
18	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>
19	Protect and improve sustainable use of the water environment by: <ol style="list-style-type: none"> <li>encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off</li> <li>encouraging the use of SUDS to control surface water run-off.</li> </ol>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 5</b>	<b>SON 6</b>	<b>SON 7/7a</b>
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	This site's proximity to Kennylands Road, which is a bus route, would ensure safe access to bus stops. It is within reasonable walking distance of the village centre along a safe pavement. Any housing development could be required to meet the on-site aspect of this objective	This site is beside Kennylands Road, and any development would allow residents convenient access to the bus route. At present there is no pavement along that part of Kennylands Road, but a developer could – and would – be required to provide one, as well as to meet other aspects of this objective	This site is beside Kennylands Road, and any development would allow residents convenient access to the bus route. The existing pavement footpath would provide safe pedestrian access to the village centre. Cycle access would be along Kennylands Road and Wood Lane. A developer would be required to meet other aspects of this objective
		<b>Impact: Positive</b>	<b>Impact: Positive</b>	<b>Impact: Positive</b>
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	The site does not contain any rights of way, but any development would link to existing footpaths off Kennylands Road	The site does not contain any rights of way, but any development would link to existing footpaths off Kennylands Road	The site does not contain any rights of way, but any development would link to existing footpaths off Kennylands Road
		<b>Impact: Positive</b>	<b>Impact: Positive</b>	<b>Impact: Positive</b>
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	Arrangements have been made to ensure periodic meeting with a prospective developer of this site. Stakeholders – including residents who would be affected by any development – have been kept fully informed throughout the NDP process and they and the wider community have been given ample opportunity to express their views	Arrangements have been made for meetings with the landowner and potential developer, leading to constructive dialogue. Stakeholders – including residents who would be affected by any development – have been kept fully informed, and they and the community have been given ample opportunity to express views	Arrangements have been made for discussions with the landowners, leading to constructive engagement. Stakeholders – including residents who would be directly affected by any development – have been kept fully informed throughout the NDP process, and they and the wider community have been given ample opportunity to express their views.
		<b>Impact: Positive</b>	<b>Impact: Positive</b>	<b>Impact: Positive</b>

**Table 4.2 Testing Sustainability of Site Options continued**

	<b>Sustainability Objective</b>	<b>SON 8</b>	<b>SON 9</b>	<b>SON 15a</b>
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	This small site is currently used for a gym. It is comparatively distant from the village centre. There would be no conflict between the development of this site for housing and this objective  <b>Impact: Positive</b>	This is a 'greenfield' site on the west side of Peppard Road, and is currently a paddock adjoining the Herb Farm garden centre. It is not in the AONB, but overlooks AONB land across Peppard Road. Although it is some distance from the village centre, housing on the site would be consistent with the principle of sustainable development  <b>Impact: Positive</b>	This is a 'greenfield' site which currently forms part of the playing fields of Chiltern edge school. Any development on it would require the approval of the DFEE, which has been sought by the school. No decision has yet been made public. The location of the site, close to the village centre, and other factors mean that its development would be consistent with the principle of sustainable development  <b>Impact: Positive</b>
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of "greenfield" land.	This is the only non-'greenfield' site under consideration, and its development would there meet this objective  <b>Impact: Positive</b>	This is "greenfield" land and it follows that housing on it would run contrary to this objective  <b>Impact: Negative – no mitigation possible</b>	This is "greenfield" land  <b>Impact: Negative - no mitigation possible</b>
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 8</b>	<b>SON 9</b>	<b>SON 15a</b>
<b>4</b>	Improve housing provision by: a) providing a minimum of 138 new dwellings b) increasing the amount of lower value (one and two bedroom) properties c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate) d) encouraging the provision of specialist and/or appropriate accommodation for older residents.	Any development on this site would contribute to meeting Sonning Common's overall housing allocation. Because of its size, the affordable housing threshold would not be reached. But it might be suitable for the provision of accommodation for older people	Housing development on this site would clearly help meet Sonning Common's allocation, and because of the size of the site it would be feasible to require a proportion of one and two bedroom properties, including some potentially suitable for older residents. The scale of development would also trigger the 40 percent affordable element, thereby meeting this objective in full	The development of this site for housing would clearly help Sonning Common meet its allocation. It would be possible to require a proportion of smaller properties as part of any development, and the 40 percent affordable element would automatically be included
		<b>Impact: Neutral</b>	<b>Impact: Positive</b>	<b>Impact: Positive</b>
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	it is unlikely that a development on this site would have any significant effect on the village's retail and services provision	The increase in village population arising from this development would help to support and maintain the existing retail and other services	The increase in village population arising from any development of this site would help to support and maintain the existing retail and other services
		<b>Impact: Neutral</b>	<b>Impact: Positive</b>	<b>Impact: Positive</b>
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	This site is an appreciable distance from the village centre, but it would be feasible to provide a footpath giving access to Peppard Road. There is an existing access to Kennylands Road	The site is some distance from the village centre and its amenities, but access for cars, bicycles and pedestrians would be provided along Peppard Road. A footpath through to Kennylands Road would provide an alternative route for pedestrians and, potentially, cyclists	The site is reasonably close to the village centre, allowing for good pedestrian and cycling access. Additional footpaths and cycle paths via SON 3 and SON 2 would be possible
		<b>Impact: Neutral</b>	<b>Impact: Neutral</b>	<b>Impact: Positive</b>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 8</b>	<b>SON 9</b>	<b>SON 15a</b>
7	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	<p>Because of the small size of the site and its distance from the village centre, any development would have no more than a marginal effect on parking provision. Any development would be required to provide on-site parking</p> <p><b>Impact:</b> Neutral</p>	<p>Any housing development on this site would be required to provide on-site parking. But additional housing would, in general, be expected to exacerbate village centre parking issues in view of the distance from the village centre</p> <p><b>Impact:</b> Negative – but any adverse impact would be mitigated to a degree by the provision of on-site parking and the pedestrian and cycle access to the village centre</p>	<p>The development of housing on this site would inevitably generate extra road traffic, putting more pressure on parking in the village centre</p> <p><b>Impact:</b> negative – but the provision of on-site parking, and the closeness of the site to the village centre, would substantially mitigate this adverse impact.</p>
8	Maintain and enhance the existing public transport links to the village centre.	<p>The site would have access to Kennylands Road and its bus route, and therefore its development would contribute towards supporting the public transport links</p> <p><b>Impact:</b> positive</p>	<p>It would be feasible to provide a footpath link between the site and Kennylands Road, which is the bus route, thereby enabling residents to take advantage of it</p> <p><b>Impact:</b> Positive</p>	<p>The site is not on the bus route. However, it is only a short walk to the nearest stop, on Wood Lane</p> <p><b>Impact:</b> Neutral</p>
9	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	<p>Any development of this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any development of this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any development of this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 8</b>	<b>SON 9</b>	<b>SON 15a</b>
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	Any development of this site would contribute towards the ends laid out in this objective, although its small scale would make such a contribution marginal  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course. The size of the site would make a substantial development possible, making a significant contribution to the enhancement of community facilities  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course. The size of the site would make a substantial development possible, making a significant contribution to the enhancement of community facilities  <b>Impact: Positive</b>
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	The site's location is such that its development would have no measurable effect on the AONB; nor would it contribute to the creation of strong landscape edges  <b>Impact: Neutral</b>	The nature of the site's location is such that an adverse impact on the neighbouring AONB arising from housing development would be inevitable. Furthermore the loss of green open space to housing would be likely to increase urbanising influence  <b>Impact: Negative – however strong boundary screening along Peppard Road and sympathetic layout and planting throughout the site would mitigate these impacts substantially</b>	The site is close to AONB land, and its development would lead to adverse impact. But it would be possible to create a strong landscape edge through screening and planting, thereby reducing the urbanising influence on the surrounding countryside.  <b>Impact: Neutral</b>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 8</b>	<b>SON 9</b>	<b>SON 15a</b>
<b>12</b>	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	The site is small and does not contain significant habitats or wildlife corridors. It follows that its development would have little or no effect on this objective  <b>Impact: Neutral</b>	The loss of a paddock to housing is bound to mean a loss of habitat and bio-diversity  <b>Impact: Negative – but it would be possible to mitigate these effects significantly by using boundary screening and tree and hedge planting to provide new habitats and wildlife corridors</b>	There is an ancient hedge along the southern boundary of the site which acts as a rich wildlife habitat and corridor. Any development could and should be required to retain this hedge, and provide new habitats through planting to compensate for any loss through the replacement of playing fields by houses  <b>Impact: Neutral</b>
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	Housing on this site would have no effect on heritage assets. Sensitive design could reflect the village's rural character  <b>Impact: Positive</b>	Housing on this site would have no effect on heritage assets. Sensitive design and layout could reflect the village's rural character  <b>Impact: Positive</b>	Housing on this site would have no effect on heritage assets. Sensitive design and layout could reflect the village's rural character  <b>Impact: Positive</b>
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	Any housing on this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any housing on this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any housing on this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 8</b>	<b>SON 9</b>	<b>SON 15a</b>
<b>15</b>	Conserve and enhance Sonning Common's countryside setting.	<p>Although this site is set back from the open countryside to the east and west of Sonning Common, it is close to the Millennium Green, a highly valued open green space dedicated to village use. Its development for housing would, inevitably, have an adverse impact on this aspect of the village's setting</p> <p><b>Impact:</b> Negative – however the small size of the site, and the consequently limited potential for housing, would mean this impact was minor.</p>	<p>The site is open “greenfield” land (paddock) and any housing development will impact adversely on the countryside setting of the village</p> <p><b>Impact:</b> Negative – but the sensitive deployment of buffer zones, tree planting and other landscape features (at the developers' expense) combined with a sensitive site layout would considerably mitigate the adverse impact</p>	<p>The site is currently used as school playing fields and has an open, green aspect. Any development will impact adversely on the countryside setting of the village</p> <p><b>Impact:</b> Negative – but a sensitive site layout with extensive screening and other planting would help to mitigate adverse impact</p>
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 8</b>	<b>SON 9</b>	<b>SON 15a</b>
<b>19</b>	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	Any housing on this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any housing on this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any housing on this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	The site would provide safe access to Kennylands Road and its bus route, and pedestrian and cycling access to the village centre  <b>Impact: Positive</b>	It would be feasible to require any development to make proper provision for pedestrians and cyclists on the site. Furthermore it would be possible to provide a footpath through to Kennylands Road, so residents could use the bus service. Kennylands Road is also a safer and easier cycle route into the village centre  <b>Impact: Positive</b>	It would be possible to make the provision laid down in this objective a requirement for any developer. In addition, an access to and from the development onto Reade's Lane would provide a safe route for cyclists and pedestrians to the village centre and its amenities  <b>Impact: Positive</b>
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	There is no right of way across the site, but any development would have links to existing footpaths  <b>Impact: positive</b>	There is no right of way across the site, but any development would have links to existing footpaths as well as providing a possible footpath link to Kennylands Road  <b>Impact: positive</b>	The site does not contain any existing rights of way, but would provide footpath links to the village and open countryside  <b>Impact: Positive</b>
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	Arrangements have been made for discussions with the owners of this site. Stakeholders – including residents who would be directly affected by any development – have been kept informed, and given opportunities to express their views  <b>Impact: Positive</b>	Arrangements have been made for discussions with potential developers of this site, leading to positive outcomes. Stakeholders – including residents who would be directly affected by any development – have been kept informed, and given opportunities to express their views  <b>Impact: Positive</b>	Arrangements have been made leading to discussions with Chiltern Edge School about a possible development of this site. Stakeholders – including residents living near the site – have been kept informed throughout the NDP process. They, and the wider community, have been given ample opportunity to express their views  <b>Impact: Positive</b>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON10</b>	<b>SON 11</b>	<b>SON 12</b>
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	<p>This site, comprising a paddock to the north of Reddish Manor and a field to the south, is on the east side of Peppard Road and is partly in the AONB. It is some distance from the village centre. Any housing development on it would substantially extend the eastern edge of the village beyond Peppard Road, and would be inconsistent with objective</p> <p><b>Impact: Negative – mitigating measures would be very difficult or impossible</b></p>	<p>This site is to the north of Blackmoor Lane and is largely within the AONB. A small triangle to the south, Reddish Manor northern paddock, has been included within it for the purposes of this ER. Although it is comparatively close to the village centre, any development on it would substantially extend the built-up area of Sonning Common and would be inconsistent with this objective</p> <p><b>Impact: Negative – owing to the site's location, mitigating measures would be difficult if not impossible</b></p>	<p>This site is to the south of Blackmoor Lane and is currently open field and is within the AONB. Although it is comparatively close to the village centre, any development on it would substantially extend the built-up area of Sonning Common and would be inconsistent with this objective</p> <p><b>Impact: Negative – owing to the site's location, mitigating measures would be difficult if not impossible</b></p>
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	<p>As this is partly AONB land, it would clearly not be possible to meet this objective</p> <p><b>Impact: Negative – no mitigation possible</b></p>	<p>As this is partly AONB land, it would clearly not be possible to meet this objective</p> <p><b>Impact: Negative – no mitigation possible</b></p>	<p>As this is AONB land, it would clearly not be possible to meet this objective</p> <p><b>Impact: Negative – no mitigation possible</b></p>
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>	<p>Any housing on this site would be required to meet this objective as a matter of course</p> <p><b>Impact: Positive</b></p>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON10</b>	<b>SON 11</b>	<b>SON 12</b>
<b>4</b>	Improve housing provision by: a) providing a minimum of 138 new dwellings b) increasing the amount of lower value (one and two bedroom) properties c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate) d) encouraging the provision of specialist and/or appropriate accommodation for older residents.	The development of this site for housing would clearly help Sonning Common meet its allocation. It would be possible to require a proportion of smaller properties as part of any development, and the 40 percent affordable element would automatically be included  <b>Impact: Positive</b>	The development of this site for housing would clearly help Sonning Common meet its allocation. It would be possible to require a proportion of smaller properties as part of any development, and the 40 percent affordable element would automatically be included  <b>Impact: Positive</b>	The development of this site for housing would clearly help Sonning Common meet its allocation. It would be possible to require a proportion of smaller properties as part of any development, and the 40 percent affordable element would automatically be included  <b>Impact: Positive</b>
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	The increase in village population arising from any development of this site would help to support and maintain the existing retail and other services, even though the site is some distance from the village centre  <b>Impact: Positive</b>	It is in close proximity to village centre so and development on it and the resulting increase in population would help support the village's retail outlets and services  <b>Impact: Positive</b>	It is in close proximity to village centre so and development on it and the resulting increase in population would help support the village's retail outlets and services.  <b>Impact: Positive</b>
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	The site is some distance from the village centre and its amenities, and the only feasible connection for cars, cyclists and pedestrians would be along the busy Peppard Road  <b>Impact: Negative – mitigation would be difficult owing to the isolated location of the site</b>	Although the site is comparatively close to the village centre, it is separated from it by the busy Peppard Road. The provision of new footpaths and/or cycle paths would not be feasible, unless combined with the provision of a crossing of Peppard Road, or a bridge over, or tunnel under, it  <b>Impact: Negative – providing a crossing or footbridge for pedestrians and cyclists over Peppard Road would mitigate this impact to a degree</b>	Although the site is comparatively close to the village centre, it is separated from it by the busy Peppard Road. The provision of new footpaths and/or cycle paths would not be feasible, unless combined with the provision of a crossing of Peppard Road, or a bridge over, or tunnel under, it  <b>Impact: Negative – providing a crossing or footbridge for pedestrians and cyclists over Peppard Road would mitigate this impact to a degree</b>

	<b>Sustainability Objective</b>	<b>SON10</b>	<b>SON 11</b>	<b>SON 12</b>
7	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	<p>Any housing development on this site would be required to provide on-site parking. But additional housing would, in general, be expected to exacerbate village centre parking issues in view of the distance from the village centre</p> <p><b>Impact:</b> Negative – but any adverse impact would be mitigated to a degree by the provision of on-site parking and the pedestrian and cycle access to the village centre</p>	<p>Any housing development on this site would be required to provide on-site parking. But additional housing would, in general, be expected to exacerbate village centre parking issues.</p> <p><b>Impact:</b> Negative – but any adverse impact would be mitigated to a degree by the provision of on-site parking and the proximity to the village centre</p>	<p>Any housing development on this site would be required to provide on-site parking. But additional housing would, in general, be expected to exacerbate village centre parking issues.</p> <p><b>Impact:</b> Negative – but any adverse impact would be mitigated to a degree by the provision of on-site parking and the proximity to the village centre</p>
8	Maintain and enhance the existing public transport links to the village centre.	<p>This site is some distance from the bus route along Kennylands Road and from the bus stops at the eastern end of Wood Lane. It is unlikely that the residents of any development on this site would contribute significantly maintaining and enhancing public transport links</p> <p><b>Impact:</b> Negative – mitigation measures would be difficult and would require the provision of a crossing of Peppard Road</p>	<p>The site is reasonably close to the bus stops at the eastern end of Wood Lane. Residents of any development would be therefore be likely to make use of the bus service</p> <p><b>Impact:</b> Positive</p>	<p>The site is reasonably close to the bus stops at the eastern end of Wood Lane. Residents of any development would be therefore be likely to make use of the bus service</p> <p><b>Impact:</b> Positive</p>
9	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	<p>Any development of this site would be required to meet this objective as a matter of course.</p> <p><b>Impact:</b> Positive</p>	<p>Any development of this site would be required to meet this objective as a matter of course.</p> <p><b>Impact:</b> Positive</p>	<p>Any development of this site would be required to meet this objective as a matter of course.</p> <p><b>Impact:</b> Positive</p>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON10</b>	<b>SON 11</b>	<b>SON 12</b>
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	The site is partly in the AONB and is bounded by AONB land. It follows that using it for housing would inevitably have a serious adverse impact on the AONB, and lead to urbanising influence on the countryside  <b>Impact: Negative – the creation of strong screening, tree planting, hedge-planting and other landscaping features would mitigate the effect to a degree, but not significantly</b>	The site is largely in the AONB and is bounded by AONB land. It follows that using it for housing would inevitably have a serious adverse impact on the AONB, and lead to urbanising influence on the countryside  <b>Impact: Negative – the creation of strong screening, tree planting, hedge-planting and other landscaping features would mitigate the effect to a degree, but not significantly</b>	The site is in the AONB and looks out onto AONB land. It follows that using it for housing would inevitably have a serious adverse impact on the AONB, and lead to urbanising influence on the countryside  <b>Impact: Negative – however, it would be possible to compensate for the loss of habitat by tree planting, the creation of hedges to act as wildlife corridors and other landscaping</b>
<b>12</b>	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	The site contains important habitats and wildlife corridors that would be seriously compromised if not lost altogether were it to be used for housing  <b>Impact: Negative – it would be possible for a housing development to retain some existing habitats, and to create new ones, but the overall effect on bio-diversity would still be significant</b>  <b>Impact: Positive</b>	The site is currently an arable field partly enclosed by hedging. Its development would inevitably mean the loss of some wildlife habitat  <b>Impact: Negative – however it would be possible to compensate for the loss of habitat by tree-planting, the creation of hedges to act as wildlife corridors and other landscaping</b>	The site is currently an arable field. Its development would inevitably mean the loss of some wildlife habitat  <b>Impact: Negative – however it would be possible to compensate for the loss of habitat by tree-planting, the creation of hedges to act as wildlife corridors and other landscaping</b>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 10</b>	<b>SON 11</b>	<b>SON 12</b>
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	<p>Any development of this site would be required to meet this objective as a matter of course. The proximity of the site to the part-Tudor Reddish Manor could impact adversely on it</p> <p><b>Impact:</b> Negative – screening and other landscaping could mitigate the impacts on Reddish Manor, a property of heritage value, as would sympathetic design</p>	<p>The site is close to the part-Tudor Reddish Manor, and any development on it could have an adverse impact on it. Furthermore there are two Grade 2 listed buildings further up Blackmoor Lane, and development of this site could have impacts on them. Sympathetic design could reflect the rural character of the village</p> <p><b>Impact:</b> Negative – screening and other landscaping could mitigate the impacts on neighbouring properties of heritage value, as would sympathetic design</p>	<p>The site is close to the part-Tudor Reddish Manor, and any development on it could have an adverse impact on it. Furthermore there are two Grade 2 listed buildings further up Blackmoor Lane, and development of this site could have impacts on them. Sympathetic design could reflect the rural character of the village</p> <p><b>Impact:</b> Negative – screening and other landscaping could mitigate the impacts on neighbouring properties of heritage value, as would sympathetic design</p>
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	<p>Any development of this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any development of this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>	<p>Any development of this site would be required to meet this objective as a matter of course</p> <p><b>Impact:</b> Positive</p>
<b>15</b>	Conserve and enhance Sonning Common's countryside setting.	<p>The location of this site, partly in AONB and isolated from the rest of the village beyond Peppard Road, would mean that any development would seriously damage Sonning Common's countryside setting</p> <p><b>Impact:</b> Negative – mitigating measures would be extremely difficult if not impossible</p>	<p>The location of this site, largely in the AONB and beyond the built-up area of the village would mean that any development would seriously damage Sonning Common's countryside setting</p> <p><b>Impact:</b> Negative – mitigating measures would be extremely difficult if not impossible</p>	<p>The location of this site, largely in the AONB and beyond the built-up area of the village would mean that any development would seriously damage Sonning Common's countryside setting</p> <p><b>Impact:</b> Negative – mitigating measures would be extremely difficult if not impossible</p>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 10</b>	<b>SON 11</b>	<b>SON 12</b>
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>
<b>19</b>	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>	Any development of this site would be required to meet this objective as a matter of course  <b>Impact: Positive</b>

Table 4.2 Testing Sustainability of Site Options continued

	<b>Sustainability Objective</b>	<b>SON 10</b>	<b>SON 11</b>	<b>SON 12</b>
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	<p>It would be feasible to require any development to prioritise on-site facilities for cyclists and pedestrians. But the distance from the village centre and the bus route, and the proximity of Peppard Road, would make it difficult to meet the rest of this objective</p> <p><b>Negative: it would be possible to mitigate the access difficulties by providing a crossing for Peppard Road</b></p>	<p>It would be feasible to require any development on this site to prioritise facilities as specified in this objective. Because of its location outside the village's built-up area, access to public transport and village amenities would necessarily involve crossing the busy Peppard Road</p> <p><b>Impact: Neutral</b></p>	<p>It would be feasible to require any development on this site to prioritise facilities as specified in this objective. Because of its location outside the village's built-up area, access to public transport and village amenities would necessarily involve crossing the busy Peppard Road</p> <p><b>Impact: Neutral</b></p>
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	<p>There are no rights of way across this site. It would be difficult to provide new footpath links from any development to existing footpaths</p> <p><b>Impact: Negative</b></p>	<p>There are no rights of way across this site, but it is close to other footpaths leading to open countryside, and one that leads from the opposite side of Peppard Road across Grove Road to the village centre</p> <p><b>Impact: Neutral</b></p>	<p>There are no rights of way across this site, but it is close to other footpaths leading to open countryside, and one that leads from the opposite side of Peppard Road across Grove Road to the village centre</p> <p><b>Impact: Neutral</b></p>
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	<p>Opportunities for discussion with landowner have been made available. The public have been kept fully informed throughout the NDP process and given opportunity to express their views</p>	<p>Opportunities have been available for the landowner to have discussions with the NDP working party, and the public have been kept fully informed throughout the NDP process</p>	<p>Opportunities have been available for the landowner to have discussions with the NDP working party, and the public have been kept fully informed throughout the NDP process</p> <p><b>Impact: Positive</b></p>

Table 4.2 Testing Sustainability of Site Options continued

## Site Options Assessment Summary

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It can be seen from Table 4.2 that, in all cases, the number of positive assessments of site option against sustainability objectives exceed the negatives or neutrals. But the proportions vary considerably. In the cases of SONs 1,2,3,5,6,7,8,9 and 15a, the number of positives varies between 13 and 18, the number of negatives between 1 and 9 (it should be pointed out that one negative – arising from the objective to favour non-'greenfield' sites over 'greenfield' sites – is common to all the sites except 8, because it is the only non-'greenfield' site).

SONs 1, 2, and 3 record negatives of between 7 and 9. This reflects the fact that the three sites are in the AONB. Significant mitigations are considered possible in the cases of most of those negatives and have been set out in the assessments.

SONs 5, 6, 7, 8, 9 and 15a all show a marked dominance of positives over negatives. SON8, the current Kennylands Gym site, records 6 neutrals – this is a reflection of the smallness of the site as well as its location.

In the case of SONs 10, 11 and 12 a high number of negatives – between 8 and 10 – is recorded. This is a reflection of the fact that all these sites are wholly or partly in the AONB, and development on each of them would result in an extension of the village's built-up area.

It should be noted that SONs 4, 13 and 14 were withdrawn by their landowners and were not considered in this assessment.

Taken together, the assessments of the sites clearly support the choices made of sites deemed suitable for allocated housing and for reserve status, and of sites unsuitable for development.

## Chapter Five – SCNDP Policy Assessment

The draft Plan contains a range of policies (see Plan pages 43-83 inclusive) that have been drawn up to implement the sustainability objectives, which in turn were derived from the Vision Statement. The initial policies (DS1, 2 and3) lay down the overall development strategy, which leads a series of specific policies. These are divided into sections: Housing – H1, 2, 3 and 4; Design – D1; Village Centre – VC1 and 2; Economic and Employment – EE1, 2 and 3; Community, Social and Health – CSH1-3; Movement, Road Safety and Parking – MRP 1-3; Environmental – ENV1- 3; Heritage – HER1; and Delivery – DE1 and 2.

It will be seen that some of the policies are subdivided; for the sake of clarity these have been grouped together in order to be measured against the sustainability objectives. Similarly, in the main draft Plan a handful of policies appear separately under the heading “Non land-use policies.” These are also considered with other related policies.

The draft Plan policies are assessed against the sustainability objectives in Table 5.1.

	Plan Policies (abbreviated)	DS1	H1	H2, 2a and 2b	H3 and 3a
	Sustainability Objective	Any development proposals in the identified gap between villages as defined on NDP Map 3.1 should be located and designed to maintain the separation of villages and to complement the relevant landscape characteristics of the gaps	New housing developments to meet the number of new homes up to 2027 (138) and extra allocations over 138 to satisfy the anticipated requirements of the SHMA	New development should take account of and address housing needs of residents within Sonning Common; to support development proposals providing full affordable housing/extra care as alternative to financial contribution	Development will be permitted only where it is demonstrated that character of surrounding area is maintained; infill development will be required to be of a design in keeping with surrounding area, reflecting character of village, demonstrating that amenities will not be adversely affected
1	Plan positively for growth with a presumption in favour of sustainable development.	The establishment of a green gap will contribute to sustainable development  <b>Impact: Positive</b>	Policy specifically designed to meet objective  <b>Impact: Positive</b>	Policy will help deliver sustainable growth  <b>Impact: Positive</b>	Policies will contribute to sustainable growth  <b>Impact: Positive</b>
2	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	All SHLAA sites are in “greenfield” land  <b>Impact: Negative – no mitigation measures possible</b>	All SHLAA sites are in “greenfield” land  <b>Impact: Negative – no mitigation measures possible</b>	All SHLAA sites are in “greenfield” land  <b>Impact: Negative – no mitigation measures possible</b>	Policy focussed on non-“greenfield” sites  <b>Impact: Positive</b>
3	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	This policy will assist efficient land use  <b>Impact: Positive</b>	Policy designed to achieve efficient use of land  <b>Impact: Positive</b>	Policy embraces efficient use of land and appropriate densities  <b>Impact: Positive</b>	Policy promotes efficient use of land but not necessarily at density of 25 dph  <b>Impact: Neutral</b>

Table 5.1 Testing Sustainability of SCNDP Policies

	Plan Policies (abbreviated)	DS1	H1	H2, 2a and 2b	H3 and 3a
	Sustainability Objective	Any development proposals in the identified gap between villages as defined on NDP Map 3.1 should be located and designed to maintain the separation of villages and to complement the relevant landscape characteristics of the gaps	New housing developments to meet the number of new homes up to 2027 (138) and extra allocations over 138 to satisfy the anticipated requirements of the SHMA	New development should take account of and address housing needs of residents within Sonning Common; to support development proposals providing full affordable housing/extra care as alternative to financial contribution	Development will be permitted only where it is demonstrated that character of surrounding area is maintained; infill development will be required to be of a design in keeping with surrounding area, reflecting character of village, demonstrating that amenities will not be adversely affected
4	Improve housing provision by: a) providing a minimum of 138 new dwellings b) increasing the amount of lower value (one and two bedroom) properties c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate) d) encouraging the provision of specialist and/or appropriate accommodation for older residents.	This policy allows for allocated housing  <b>Impact: Positive</b>	Policy designed to achieve this objective  <b>Impact: Positive</b>	Policy will contribute significantly to achieving this objective  <b>Impact: Positive</b>	Policy will help to achieve objective  <b>Impact: Positive</b>
5	Maintain and enhance the existing retail and services offer in the village centre.	Policy compatible with enhancement of retail centre  <b>Impact: Positive.</b>	Policy will provide additional homes which should support village centre  <b>Impact: Positive</b>	Provision will help support retail outlets and services  <b>Impact: Positive</b>	Policy compatible with this objective  <b>Impact: Neutral</b>
6	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	Policy compatible with improving connections to village centre  <b>Impact: Neutral</b>	Policy will assist in improving connections  <b>Impact: Positive</b>	Policy compatible with improved connections to village centre  <b>Impact: Neutral</b>	Policy compatible with this objective  <b>Impact: Neutral</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>DS1</b>	<b>H1</b>	<b>H2, 2a and 2b</b>	<b>H3 and 3a</b>
	<b>Sustainability Objective</b>	Any development proposals in the identified gap between villages as defined on NDP Map 3.1 should be located and designed to maintain the separation of villages and to complement the relevant landscape characteristics of the gap	New housing developments to meet the number of new homes up to 2027 (138) and extra allocations over 138 to satisfy the anticipated requirements of the SHMA	New development should take account of and address housing needs of residents within Sonning Common; to support development proposals providing full affordable housing/extra care as alternative to financial contribution	Development will be permitted only where it is demonstrated that character of surrounding area is maintained; infill development will be required to be of a design in keeping with surrounding area, reflecting character of village, demonstrating that amenities will not be adversely affected
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	Policy compatible with sustainability objective  <b>Impact: Positive</b>	Policy compatible with this objective  <b>Impact: Neutral</b>	Policy compatible with parking measures  <b>Impact: Neutral</b>	Policy compatible with objective  <b>Impact: Positive</b>
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	Policy compatible with objective  <b>Impact: Positive</b>	Policy compatible with this objective  <b>Impact: Positive</b>	Policy compatible with this objective  <b>Impact: Positive</b>	Policy compatible with objective  <b>Impact: Positive</b>
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	Policy will assist allocation of viable developments  <b>Impact: Positive</b>	Policy designed to ensure viable developments that will provide contributions  <b>Impact: Positive</b>	Policy will assist in delivering viable developments  <b>Impact: Positive</b>	Not applicable
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	Policy compatible with promoting better community facilities  <b>Impact: Neutral</b>	Provision of new housing will help to support and enhance provision of community facilities  <b>Impact: Positive</b>	Policy will assist in developing and supporting community facilities  <b>Impact: Positive</b>	Policy compatible with this objective  <b>Impact: Neutral</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	Plan Policies (abbreviated)	DS1	H1	H2, 2a and 2b	H3 and 3a
	Sustainability Objective	Any development proposals in the identified gap between villages as defined on NDP Map 3.1 should be located and designed to maintain the separation of villages and to complement the relevant landscape characteristics of the gaps	New housing developments to meet the number of new homes up to 2027 (138) and extra allocations over 138 to satisfy the anticipated requirements of the SHMA	New development should take account of and address housing needs of residents within Sonning Common; to support development proposals providing full affordable housing/extra care as alternative to financial contribution	Development will be permitted only where it is demonstrated that character of surrounding area is maintained; infill development will be required to be of a design in keeping with surrounding area, reflecting character of village, demonstrating that amenities will not be adversely affected
11	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	Establishment of green gaps will assist protection of AONB  <b>Impact: Positive</b>	The new housing envisaged – some within the AONB and some close to it – will self-evidently have an adverse impact on the AONB  <b>Impact: Negative</b> – however sensitive layouts and landscaping, with strong buffers zones, tree and hedge planting – funded by the developers - will help reduce the urbanising effect of developments on surrounding countryside	Policy will have no adverse effects  <b>Impact: Neutral</b>	Infill policies will have no effect on the AONB  <b>Impact: Neutral</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	Plan Policies (abbreviated)	DS1	H1	H2, 2a and 2b	H3 and 3a
	Sustainability Objective	<b>Any development proposals in the identified gap between villages as defined on NDP Map 3.1 should be located and designed to maintain the separation of villages and to complement the relevant landscape characteristics of the gaps</b>	New housing developments to meet the number of new homes up to 2027 (138) and extra allocations over 138 to satisfy the anticipated requirements of the SHMA	New development should take account of and address housing needs of residents within Sonning Common; to support development proposals providing full affordable housing/extra care as alternative to financial contribution	Development will be permitted only where it is demonstrated that character of surrounding area is maintained; infill development will be required to be of a design in keeping with surrounding area, reflecting character of village, demonstrating that amenities will not be adversely affected
12	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	Policy will assist enhancement of biodiversity  <b>Impact: Positive</b>	Building homes on 'greenfield' sites will inevitably impact on biodiversity"  <b>Impact: Negative</b> – however the adverse effects would be minimised by protection and enhancement of habitats where possible, and the provision of new ones where possible	Policy will have no adverse effects  <b>Impact: Neutral</b>	The policy is unaffected by these objectives  <b>Impact: Neutral</b>
13	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	Policy will support developments reflecting rural character  <b>Impact: Positive</b>	Policy will assist in achieving this end  <b>Impact: Positive</b>	Policy compatible with this objective  <b>Impact: Positive</b>	Policy compatible with this objective  <b>Impact: Neutral</b>
14	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	Policy unaffected by objective  <b>Impact: Neutral</b>	Policy compatible with this objective  <b>Impact: Neutral</b>	Policy compatible with this objective  <b>Impact: Neutral</b>	Policy compatible with this objective  <b>Impact: Neutral</b>
15	Conserve and enhance Sonning Common's countryside setting.	Policy designed specifically to achieve this objective  <b>Impact: Positive</b>	Site policies in the draft Plan are designed to conserve countryside setting  <b>Impact: Positive</b>	Policy can help to achieve this objective  <b>Impact: Positive</b>	Policy compatible with this objective  <b>Impact: Neutral</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	Plan Policies (abbreviated)	DS1	H1	H2, 2a and 2b	H3 and 3a
	Sustainability Objective	Any development proposals in the identified gap between villages as defined on NDP Map 3.1 should be located and designed to maintain the separation of villages and to complement the relevant landscape characteristics of the gaps	New housing developments to meet the number of new homes up to 2027 (138) and extra allocations over 138 to satisfy the anticipated requirements of the SHMA	New development should take account of and address housing needs of residents within Sonning Common; to support development proposals providing full affordable housing/extra care as alternative to financial contribution	Development will be permitted only where it is demonstrated that character of surrounding area is maintained; infill development will be required to be of a design in keeping with surrounding area, reflecting character of village, demonstrating that amenities will not be adversely affected
16	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	Policy wholly compatible with achieving this objective  <b>Impact: Neutral</b>	Policy will promote such development  <b>Impact: Positive</b>	Policy can help to achieve this objective  <b>Impact: Positive</b>	Policy can help to achieve this objective  <b>Impact: Positive</b>
17	Encourage the adoption of sustainable energy solutions in all new development.	Policy wholly compatible with achieving this objective  <b>Impact: Positive</b>	Policy compatible with this objective  <b>Impact: Neutral</b>	Policy compatible with this objective  <b>Impact: Neutral</b>	Policy compatible with this objective  <b>Impact: Neutral</b>
18	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	Policy wholly compatible with achieving this objective  <b>Impact: Positive</b>	Policy compatible with this objective  <b>Impact: Neutral</b>	Policy compatible with this objective  <b>Impact: Neutral</b>	Policy compatible with this objective  <b>Impact: Neutral</b>
19	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	Policy wholly compatible with achieving this objective  <b>Impact: Positive</b>	Policy compatible with this objective  <b>Impact: Neutral</b>	Policy compatible with this objective  <b>Impact: Neutral</b>	Policy compatible with this objective  <b>Impact: Neutral</b>
20	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	Policy wholly compatible with achieving this objective  <b>Impact: Positive</b>	Policy on allocations will assist in prioritising such facilities  <b>Impact: Positive</b>	Policy compatible with this objective  <b>Impact: Neutral</b>	Not applicable

Table 5.1 Testing Sustainability of SCNDP Policies continued

	Plan Policies (abbreviated)	DS1	H1	H2, 2a and 2b	H3 and 3a
	Sustainability Objective	Any development proposals in the identified gap between villages as defined on NDP Map 3.1 should be located and designed to maintain the separation of villages and to complement the relevant landscape characteristics of the gaps	New housing developments to meet the number of new homes up to 2027 (138) and extra allocations over 138 to satisfy the anticipated requirements of the SHMA	New development should take account of and address housing needs of residents within Sonning Common; to support development proposals providing full affordable housing/extra care as alternative to financial contribution	Development will be permitted only where it is demonstrated that character of surrounding area is maintained; infill development will be required to be of a design in keeping with surrounding area, reflecting character of village, demonstrating that amenities will not be adversely affected
21	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	Policy wholly compatible with achieving this objective  <b>Impact: Neutral</b>	Not applicable	Not applicable	Not applicable
22	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to. This is the case with all policies  <b>Impact: Positive</b>	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to. This is the case with all policies  <b>Impact: Positive</b>	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to. This is the case with all policies  <b>Impact: Positive</b>	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to. This is the case with all policies  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>H4</b>	<b>EE1 and 2</b>	<b>CSH1, 1a, 1b, 1c</b>	<b>CSH2</b>
	<b>Sustainability Objective</b>	20% of new affordable housing will initially be offered to people with strong local connection to parish	To boost prospects for local employment and new business opportunities; designate employment sites and resist changes of use on these sites	To support enhancement and refurbishing of both schools; to support new library; to support enhancement of local public services including water and wastewater infrastructure	To support applications that will provide land to address shortfalls in sports pitches and recreational facilities, including a Community Sports Hall
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	Policy compatible with objective  <b>Impact: Neutral</b>	Retention and expansion where appropriate of existing employment sites will help achieve sustainable growth  <b>Impact: Positive</b>	Improved schools, library services and enhanced public services will contribute to sustainable growth  <b>Impact: Positive</b>	Improved sports and recreational facilities will contribute significantly to sustainable growth  <b>Impact: Positive</b>
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	Not applicable	Restriction of development to existing sites will achieve this  <b>Impact: Positive</b>	School development would take place on existing school sites. A new library would not be on a “greenfield” site  <b>Impact: Neutral</b>	Sports pitches would be sited on current agricultural land; community facility would be on existing developed site  <b>Impact: Neutral</b>
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	Policy is entirely compatible with the efficient use of land and house building of an appropriate density  <b>Impact: Positive</b>	Not applicable	Not applicable	Not applicable

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>H4</b>	<b>EE1 and 2</b>	<b>CSH1, 1a, 1b,1c</b>	<b>CSH2</b>
	<b>Sustainability Objective</b>	20% of new affordable housing will initially be offered to people with strong local connection to parish	To boost prospects for local employment and new business opportunities; designate employment sites and resist changes of use on these sites	To support enhancement and refurbishing of both schools; to support new library; to support enhancement of local public services including water and wastewater infrastructure	To support applications that will provide land to address shortfalls in sports pitches and recreational facilities, including a Community Sports Hall
4	Improve housing provision by: Improve housing provision by: a) providing a minimum of 138 new dwellings b) increasing the amount of lower value (one and two bedroom) properties c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate) d) encouraging the provision of specialist and/or appropriate accommodation for older residents.	This policy complements the objective by adding to it a strong element of local provision.  <b>Impact: Positive</b>	Not applicable	Not applicable	Not applicable
5	Maintain and enhance the existing retail and services offer in the village centre.	Policy designed to achieve this  <b>Impact: Positive</b>	Supporting local employment will help support village centre  <b>Impact: Positive</b>	The retention and enhancement of all these facilities and services would contribute to the village centre  <b>Impact: Positive</b>	Provision would be out of village centre and have no significant effect  <b>Impact: Neutral</b>
6	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	Policy unaffected by objective  <b>Impact: Neutral</b>	Not applicable	Any expansion or development would be required to achieve this aim  <b>Impact: Positive</b>	Development envisaged would include new connections to village centre  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	Plan Policies (abbreviated)	H4	EE1 and 2	CSH1, 1a, 1b,1c	CSH2
	Sustainability Objective	20% of new affordable housing will initially be offered to people with strong local connection to parish	To boost prospects for local employment and new business opportunities; designate employment sites and resist changes of use on these sites	To support enhancement and refurbishing of both schools; to support new library; to support enhancement of local public services including water and wastewater infrastructure	To support applications that will provide land to address shortfalls in sports pitches and recreational facilities, including a Community Sports Hall.
7	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	Policy compatible with objective  <b>Impact: Neutral</b>	The limited expansion of existing sites, which are mostly out of the village centre, should not impact adversely  <b>Impact: Neutral</b>	Implementation of this policy would have no effect  <b>Impact: Neutral</b>	Not applicable
8	Maintain and enhance the existing public transport links to the village centre.	Policy unaffected by objective  <b>Impact: Neutral</b>	This will have little or no effect  <b>Impact: Neutral</b>	The support given to schools, library, health centre etc. would help maintain bus route  <b>Impact: Positive</b>	Provision would not be on public transport route and would have no significant effect  <b>Impact: Neutral</b>
9	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	Policy compatible with objective  <b>Impact: Neutral</b>	Not applicable	Not applicable	Not applicable  <b>Impact: Neutral</b>
10	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	Policy compatible with objective  <b>Impact: Neutral</b>	Not applicable	This policy is specifically designed to achieve this objective  <b>Impact: Positive</b>	Policy specifically designed to achieve objective  <b>Impact: Positive</b>
11	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	Policy unaffected by objective  <b>Impact: Neutral</b>	Not applicable	Not applicable	Provision would be in the AONB. There will be some adverse effect to be mitigated by sympathetic design and layout to be funded either by the developer as part of the overall plan for Sons 1,2 and 3, or through CIL contribution, or both  <b>Impact: Negative</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>H4</b>	<b>EE1 and 2</b>	<b>CSH1, 1a, 1b,1c</b>	<b>CSH2</b>
	<b>Sustainability Objective</b>	20% of new affordable housing will initially be offered to people with strong local connection to parish	To boost prospects for local employment and new business opportunities; designate employment sites and resist changes of use on these sites	To support enhancement and refurbishing of both schools; to support new library; to support enhancement of local public services including water and wastewater infrastructure	To support applications that will provide land to address shortfalls in sports pitches and recreational facilities, including a Community Sports Hall
<b>12</b>	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	Policy unaffected by objectives  <b>Impact: Neutral</b>	Not applicable	Not applicable	The planned provision of recreation facilities including sports pitches on existing agricultural land will inevitably have an adverse effect of some wildlife habitat  <b>Impact: Negative</b> – but considerable mitigation will be available, both as a result of the nature of the use and through the retention and – where possible – the enhancement and additional provision of habitat, these made possible through direct developer contribution or from CIL contributions
<b>13</b>	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	Policy compatible with objective.  <b>Impact: Neutral</b>	Not applicable	Policy compatible with objective  <b>Impact: Neutral</b>	Provision will not adversely affect rural character  <b>Impact: Neutral</b>
<b>14</b>	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	Policy compatible with objective  <b>Impact: Neutral</b>	Policy compatible with objective  <b>Impact: Neutral</b>	Any expansion or development will be required to achieve this objective  <b>Impact: Positive</b>	Any provision will be required to achieve this  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	Plan Policies (abbreviated)	H4	EE1 and 2	CSH1, 1a, 1b,1c	CSH2
	Sustainability Objective	20% of new affordable housing will initially be offered to people with strong local connection to parish	To boost prospects for local employment and new business opportunities; designate employment sites and resist changes of use on these sites	To support enhancement and refurbishing of both schools; to support new library; to support enhancement of local public services including water and wastewater infrastructure	To support applications that will provide land to address shortfalls in sports pitches and recreational facilities, including a Community Sports Hall
15	Conserve and enhance Sonning Common's countryside setting.	Policy compatible with objective  <b>Impact: Neutral</b>	Not applicable	Not applicable	Any provision will be required to achieve this  <b>Impact: Positive</b>
16	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	Policy compatible with objective  <b>Impact: Neutral</b>	Policy compatible with objective  <b>Impact: Neutral</b>	Any expansion or development will be required to achieve this objective  <b>Impact: Positive</b>	Any provision will be required to achieve this  <b>Impact: Positive</b>
17	Encourage the adoption of sustainable energy solutions in all new development.	Policy compatible with objective  <b>Impact: Neutral</b>	Any expansion will be required to achieve this  <b>Impact: Positive</b>	Any expansion or development will be required to achieve this objective  <b>Impact: Positive</b>	Any provision will be required to have due regard for this aim  <b>Impact: Positive</b>
18	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	Policy compatible with objective  <b>Impact: Neutral</b>	Any expansion will be required to achieve this  <b>Impact: Positive</b>	Any expansion or development will be required to achieve this objective  <b>Impact: Positive</b>	Any provision will be required to have due regard for this aim  <b>Impact: Positive</b>
19	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	Policy compatible with objective  <b>Impact: Neutral</b>	Any expansion will be required to achieve this  <b>Impact: Positive</b>	Any expansion or development will be required to achieve this objective  <b>Impact: Positive</b>	Any provision will be required to have due regard for this aim  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	Plan Policies (abbreviated)	H4	EE1 and 2	CSH1, 1a, 1b,1c	CSH2
	<b>Sustainability Objective</b>	<b>20% of new affordable housing will initially be offered to people with strong local connection to parish.</b>	<b>To boost prospects for local employment and new business opportunities; designate employment sites and resist changes of use on these sites.</b>	<b>To support enhancement and refurbishing of both schools; to support new library; to support enhancement of local public services including water and wastewater infrastructure</b>	<b>To support applications that will provide land to address shortfalls in sports pitches and recreational facilities, including a Community Sports Hall.</b>
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	Policy compatible with objective  <b>Impact: Neutral</b>	Any expansion will be encouraged to achieve this  <b>Impact: Neutral</b>	Expanded and developed sites will be required to provide such facilities  <b>Impact: Positive</b>	Such facilities will be provided  <b>Impact: Positive</b>
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	Policy compatible with objective  <b>Impact: Neutral</b>	Not applicable	Not applicable	No existing rights of way  <b>Impact: Neutral</b>
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to. This is the case with all policies  <b>Impact: Positive</b>	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to. This is the case with all policies  <b>Impact: Positive</b>	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to. This is the case with all policies  <b>Impact: Positive</b>	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to. This is the case with all policies  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>VC1</b>	<b>VC2</b>	<b>ENV1</b>	<b>ENV2, 2a, 2b, and 2c</b>
	<b>Sustainability Objective</b>	To use scarce village centre land by permitting “centre user” residential extension and residential development on upper floors etc	To support applications for public car and cycle parking; support shared use schemes, better disabled access and more efficient use of parking spaces	To conserve and enhance AONB. Development on land adjacent to AONB must demonstrate how the conservation and enhancement of AONB has been taken into account	Development proposals to take account of locally valued landscape setting, retain mature woodland and trees, include new planting and include provision for maintenance
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	Restrictions will promote sustainable development  <b>Impact: Positive</b>	Improving provision for parking, and accessibility will assist sustainable growth  <b>Impact: Positive</b>	Where site proposals involve AONB land either directly or indirectly, measures – landscaping, buffer zones, tree planting etc – have been specified to achieve protection, enhancement and sustainability  <b>Impact: Positive</b>	Appropriate buffers, tree retention, planting and landscaping will contribute to sustainability  <b>Impact: Positive</b>
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of “greenfield” land.	Development will be largely restricted to existing properties on non-“greenfield” sites  <b>Impact: Positive</b>	Not applicable	There are only “greenfield” sites  <b>Impact: Negative - no mitigation possible</b>	As such sites are inevitably ‘greenfield’ sites, this objective is unachievable  <b>Impact: Negative – no mitigation possible</b>
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	Policy not affected by objective  <b>Impact: Neutral</b>	Policy not affected by objective  <b>Impact: Neutral</b>	Such development will promote efficient use of land despite measures to protect AONB  <b>Impact: Positive</b>	Provision of buffers, retention of trees compatible with efficient use of land  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>VC1</b>	<b>VC2</b>	<b>ENV1</b>	<b>ENV2, 2a, 2b, and 2c</b>
	<b>Sustainability Objective</b>	To use scarce village centre land by permitting “centre user” residential extension and residential development on upper floors etc	To support applications for public car and cycle parking; support shared use schemes, better disabled access and more efficient use of parking spaces	To conserve and enhance AONB. Development on land adjacent to AONB must demonstrate how the conservation and enhancement of AONB has been taken into account	Development proposals to take account of locally valued landscape setting, retain mature woodland and trees, include new planting and include provision for maintenance
<b>4</b>	Improve housing provision by: a) providing a minimum of 138 new dwellings b) increasing the amount of lower value (one and two bedroom) properties c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate) d) encouraging the provision of specialist and/or appropriate accommodation for older residents.	Policy not affected by objective.	Policy not affected by objective.	Development will have due regard to AONB while contributing to housing provision	Provision of above compatible with development contributing to housing provision
		<b>Impact: Neutral</b>	<b>Impact: Neutral</b>	<b>Impact: Positive</b>	<b>Impact: Neutral</b>
<b>5</b>	Maintain and enhance the existing retail and services offer in the village centre.	Policy designed to achieve this	Policy measures will achieve this aim	Policy not affected by objective.	Not applicable
		<b>Impact: Positive</b>	<b>Impact: Positive</b>	<b>Impact: Neutral</b>	
<b>6</b>	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	Any development in village centre will achieve this	Policy measures, particularly parking and accessibility, will achieve this aim	Policy not affected by objective	No conflict between woodland provision and this objective
		<b>Impact: Positive</b>	<b>Impact: Positive</b>	<b>Impact: Neutral</b>	<b>Impact: Neutral</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	Plan Policies (abbreviated)	VC1	VC2	ENV1	ENV2, 2a, 2b, and 2c
	Sustainability Objective	To use scarce village centre land by permitting “centre user” residential extension and residential development on upper floors etc	To support applications for public car and cycle parking; support shared use schemes, better disabled access and more efficient use of parking spaces	To conserve and enhance AONB. Development on land adjacent to AONB must demonstrate how the conservation and enhancement of AONB has been taken into account	Development proposals to take account of locally valued landscape setting, retain mature woodland and trees, include new planting and include provision for maintenance
7	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	Development may marginally impact negatively  <b>Impact: Negative</b>	Policy measures will achieve this aim  <b>Impact: Positive</b>	Policy not affected by objective  <b>Impact: Neutral</b>	Policy not affected by objective  <b>Impact: Neutral</b>
8	Maintain and enhance the existing public transport links to the village centre.	Development will support public transport  <b>Impact: Positive</b>	Policy measures will support bus route  <b>Impact: Positive</b>	Policy not affected by objective  <b>Impact: Neutral</b>	Not applicable
9	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	Policy not affected by objective  <b>Impact: Neutral</b>	Policy not affected by objective  <b>Impact: Neutral</b>	Developments adjacent to AONB will help to achieve this  <b>Impact: Positive</b>	Not applicable
10	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people’s health and well-being. Resist the loss of existing community facilities.	Limited development as envisaged will support community facilities and their cohesion  <b>Impact: Positive</b>	Measures will support existing community facilities and their improvement  <b>Impact: Positive</b>	Having due regard to AONB, conserving and enhancing it will contribute to community wellbeing  <b>Impact: Positive</b>	Policy not affected by objective.  <b>Impact: Neutral</b>
11	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	Policy not affected by objective  <b>Impact: Neutral</b>	Policy not affected by objective  <b>Impact: Neutral</b>	This policy is specifically designed to achieve this objective  <b>Impact: Positive</b>	This policy is designed to specifically achieve this objective  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	Plan Policies (abbreviated)	VC1	VC2	ENV1	ENV2, 2a, 2b, and 2c
	Sustainability Objective	To use scarce village centre land by permitting “centre user” residential extension and residential development on upper floors etc	To support applications for public car and cycle parking; support shared use schemes, better disabled access and more efficient use of parking spaces	To conserve and enhance AONB. Development on land adjacent to AONB must demonstrate how the conservation and enhancement of AONB has been taken into account	Development proposals to take account of locally valued landscape setting, retain mature woodland and trees, include new planting and include provision for maintenance
12	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	Policy not affected by objective  <b>Impact: Neutral</b>	Policy not affected by objective  <b>Impact: Neutral</b>	Conserving and enhancing AONB will assist in supporting wildlife habitat and corridors. Development will include provision for corridors  <b>Impact: Positive</b>	Retention and development of woodland will improve and enhance existing habitats and create new ones  <b>Impact: Positive</b>
13	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	The limited changes/developments envisaged under this policy will be required to respect and fit in with the character of the village  <b>Impact: Positive</b>	Not applicable	Development adjacent to AONB will be required to harmonise with rural character  <b>Impact: Positive</b>	This policy is designed to specifically achieve this objective  <b>Impact: Positive</b>
14	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	Restricted development will have no adverse effects  <b>Impact: Neutral</b>	Promoting cycling, shared use and bus service will help achieve this objective  <b>Impact: Positive</b>	New developments adjacent to AONB will be required to meet latest standards on pollution control  <b>Impact: Positive</b>	Development will be required to adopt latest standards  <b>Impact: Positive</b>
15	Conserve and enhance Sonning Common’s countryside setting.	Not applicable	Not applicable	Developments on land adjacent to AONB will have adverse effect on countryside setting but conservation measures will balance this  <b>Impact: Neutral</b>	Policy designed to achieve this end  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>VC1</b>	<b>VC2</b>	<b>ENV1</b>	<b>ENV2, 2a, 2b, and 2c</b>
	<b>Sustainability Objective</b>	To use scarce village centre land by permitting “centre user” residential extension and residential development on upper floors etc	To support applications for public car and cycle parking; support shared use schemes, better disabled access and more efficient use of parking spaces	To conserve and enhance AONB. Development on land adjacent to AONB must demonstrate how the conservation and enhancement of AONB has been taken into account	Development proposals to take account of locally valued landscape setting, retain mature woodland and trees, include new planting and include provision for maintenance
<b>16</b>	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	Development will be required to achieve this objective  <b>Impact: Positive</b>	Not applicable	Any development will be required to help achieve this  <b>Impact: Positive</b>	Not applicable
<b>17</b>	Encourage the adoption of sustainable energy solutions in all new development.	Development will be required to achieve this objective  <b>Impact: Positive</b>	Not applicable	Any development adjacent to AONB will be required to meet highest current standards  <b>Impact: Positive</b>	Any development will be required to adopt latest standards  <b>Impact: Positive</b>
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	Development will be required to achieve this objective  <b>Impact: Positive</b>	Not applicable	Any development adjacent to AONB will be required to meet highest current standards  <b>Impact: Positive</b>	Any development will be required to adopt latest standards  <b>Impact: Positive</b>
<b>19</b>	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	Not applicable	Not applicable	All development adjacent to AONB will be required to meet highest current standards  <b>Impact: Positive</b>	Any development will be required to adopt latest standards  <b>Impact: Positive</b>
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	Development will be required to achieve this objective  <b>Impact: Positive</b>	Not applicable	Not applicable	Not applicable

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>VC1</b>	<b>VC2</b>	<b>ENV1</b>	<b>ENV2, 2a, 2b, and 2c</b>
	<b>Sustainability Objective</b>	To use scarce village centre land by permitting “centre user” residential extension and residential development on upper floors etc.	To support applications for public car and cycle parking; support shared use schemes, better disabled access and more efficient use of parking spaces.	To conserve and enhance AONB. Development on land adjacent to AONB must demonstrate how the conservation and enhancement of AONB has been taken into account.	Development proposals to take account of locally valued landscape setting, retain mature woodland and trees, include new planting and include provision for maintenance
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	Not applicable	Not applicable	Conserving and enhancing AONB covers maintenance and enhancement of footpaths  <b>Impact: Positive</b>	This policy will have no effect on existing rights of way  <b>Impact: Neutral</b>
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replies to  <b>Impact: Positive</b>	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to  <b>Impact: Positive</b>	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to  <b>Impact: Positive</b>	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>ENV3</b>	<b>MRP2 and 2a</b>	<b>HER1</b>	<b>MRP3 and 3a</b>
	<b>Sustainability Objective</b>	Development proposals should seek to maintain and enhance ecological networks, and secure connectivity through provision of new wildlife corridors, where appropriate	To support proposals for traffic calming and/or speed limit reduction along Wood Lane, Kennylands Road, Peppard Roads, Grove Road and Reade's Lane; support proposals to improve cycleways and footpaths and car sharing schemes	To require all new developments to respect any features of historic interest	To provide appropriate parking as per NDP Table 3.10 and apply common parking standards
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	Protection of ecosystems and wildlife will contribute to sustainability  <b>Impact: Positive</b>	Both policies will assist in promoting growth and sustainability  <b>Impact: Positive</b>	Policy not affected by objective  <b>Impact: Neutral</b>	More efficient use of parking space will contribute to sustainable growth  <b>Impact: Positive</b>
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of "greenfield" land.	Not applicable	Not applicable	Not applicable	Not applicable
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	Protection of ecosystems and wildlife corridors is compatible with efficient use of development land  <b>Impact: Positive</b>	The enhancement of provision of footpaths and cycle paths where possible is consistent with the efficient use of land at appropriate densities  <b>Impact: Neutral</b>	Compatible with efficient use of land  <b>Impact: Neutral</b>	Not applicable

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>ENV3</b>	<b>MRP2 and 2a</b>	<b>HER1</b>	<b>MRP3 and 3a</b>
	<b>Sustainability Objective</b>	Development proposals should seek to maintain and enhance ecological networks, and secure connectivity through provision of new wildlife corridors, where appropriate	To support proposals for traffic calming and/or speed limit reduction along Wood Lane, Kennylands Road, Peppard Roads, Grove Road and Reade's Lane; support proposals to improve cycleways and footpaths and car sharing schemes	To require all new developments to respect any features of historic interest	To provide appropriate parking as per NDP Table 3.10 and apply common parking standards
4	Improve housing provision by: a) providing a minimum of 138 new dwellings b) increasing the amount of lower value (one and two bedroom) properties c) delivering a minimum of 40% of new homes as affordable housing (social rented, affordable rented and intermediate) d) encouraging the provision of specialist and/or appropriate accommodation for older residents.	Policy is compatible with objective  <b>Impact: Neutral</b>	Policy not affected by objective  <b>Impact: Neutral</b>	Policy not affected by objective  <b>Impact: Neutral</b>	Not applicable
5	Maintain and enhance the existing retail and services offer in the village centre.	Not applicable  <b>Impact: Positive</b>	Easing traffic flow and enhancing access for cycles and pedestrians will achieve this objective  <b>Impact: Positive</b>	Policy not affected by objective  <b>Impact: Neutral</b>	More efficient use of parking space and shared use will help enhance village centre  <b>Impact: Positive</b>
6	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	Policy not affected by objective  <b>Impact: Neutral</b>	Connections with village centre will be improved  <b>Impact: Positive</b>	Not applicable	Policy not affected by objective.  <b>Impact: Neutral</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>ENV3</b>	<b>MRP2 and 2a</b>	<b>HER1</b>	<b>MRP3 and 3a</b>
	<b>Sustainability Objective</b>	Development proposals should seek to maintain and enhance ecological networks, and secure connectivity through provision of new wildlife corridors, where appropriate	To support proposals for traffic calming and/or speed limit reduction along Wood Lane, Kennylands Road, Peppard Roads, Grove Road and Reade's Lane; support proposals to improve cycleways and footpaths and car sharing schemes	To require all new developments to respect any features of historic interest	To provide appropriate parking as per NDP Table 3.10 and apply common parking standards
<b>7</b>	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	Policy not affected by objective  <b>Impact: Neutral</b>	Improving traffic flow and access will have no adverse effect on parking provision  <b>Impact: Neutral</b>	Not applicable	The policies are specifically designed to achieve this objective  <b>Impact: Positive</b>
<b>8</b>	Maintain and enhance the existing public transport links to the village centre.	Not applicable	Measures to calm traffic will assist bus route through village  <b>Impact: Positive</b>	Not applicable	Better parking and shared use schemes would both contribute to enabling bus service to be more efficient  <b>Impact: Positive</b>
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	Not applicable	Not applicable	Not applicable	Not applicable
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	Environment and ecosystems are a community facility  <b>Impact: Positive</b>	Improving cycle and pedestrian access will be of benefit to health and wellbeing  <b>Impact: Positive</b>	Such features as Widmore Pond and Old Copse Wood are community facilities. This policy will contribute to community wellbeing  <b>Impact: Positive</b>	A more rational and efficient use of parking space would have a beneficial effect on community cohesion  <b>Impact: Positive</b>
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	Provision for environmental protection and enhancement will achieve this objective  <b>Impact: Positive</b>	Policy not affected by objective  <b>Impact: Neutral</b>	One heritage asset, Old Copse Wood, is in the AONB. This policy will help achieve this objective  <b>Impact: Positive</b>	Policy not affected by objective  <b>Impact: Neutral</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>ENV3</b>	<b>MRP2 and 2a</b>	<b>HER1</b>	<b>MRP3 and 3a</b>
	<b>Sustainability Objective</b>	Development proposals should seek to maintain and enhance ecological networks, and secure connectivity through provision of new wildlife corridors, where appropriate	To support proposals for traffic calming and/or speed limit reduction along Wood Lane, Kennylands Road, Peppard Roads, Grove Road and Reade's Lane; support proposals to improve cycleways and footpaths and car sharing schemes	To require all new developments to respect any features of historic interest	To provide appropriate parking as per NDP Table 3.10 and apply common parking standards
12	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	This policy specifically designed to achieve this end  <b>Impact: Positive</b>	Policy not affected by objective  <b>Impact: Neutral</b>	Enhancing such features will help achieve this objective  <b>Impact: Positive</b>	Not applicable
13	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	Protection and enhancement of environment will help to reflect rural character  <b>Impact: Positive</b>	Policy not affected by objective.  <b>Impact: Neutral</b>	Enhancing such features will help achieve this objective  <b>Impact: Positive</b>	Policy not affected by objective  <b>Impact: Neutral</b>
14	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	Protection and enhancement of environment will help to minimise pollution  <b>Impact: Positive</b>	Measures will have slight beneficial effect on air pollution and no adverse effects on other forms  <b>Impact: Positive</b>	Not applicable	Policies would have no adverse effect  <b>Impact: Neutral</b>
15	Conserve and enhance Sonning Common's countryside setting.	This policy is designed to achieve this objective  <b>Impact: Positive</b>	Not applicable	Policy compatible with objective.  <b>Impact: Neutral</b>	Policy not affected by objective  <b>Impact: Neutral</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>ENV3</b>	<b>MRP2 and 2a</b>	<b>HER1</b>	<b>MRP3 and 3a</b>
	<b>Sustainability Objective</b>	Development proposals should seek to maintain and enhance ecological networks, and secure connectivity through provision of new wildlife corridors, where appropriate	To support proposals for traffic calming and/or speed limit reduction along Wood Lane, Kennylands Road, Peppard Roads, Grove Road and Reade's Lane; support proposals to improve cycleways and footpaths and car sharing schemes	To require all new developments to respect any features of historic interest	To provide appropriate parking as per NDP Table 3.10 and apply common parking standards
16	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	Not applicable	Not applicable	Such features are part of the countryside setting. Respecting and enhancing them will help achieve this aim  <b>Impact: Positive</b>	Not applicable
17	Encourage the adoption of sustainable energy solutions in all new development.	Protection of the environment is entirely compatible with this objective  <b>Impact: Neutral</b>	Not applicable	Protecting and enhancing historic features is compatible with high standards in this area  <b>Impact: Neutral</b>	Policy not affected by objective  <b>Impact: Neutral</b>
18	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	N Protection of the environment is entirely compatible with this objective  <b>Impact: Neutral</b>	Not applicable	Protecting and enhancing historic features is compatible with high standards in this area  <b>Impact: Neutral</b>	Policy not affected by objective  <b>Impact: Neutral</b>
19	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	Protection of the environment is entirely compatible with this objective  <b>Impact: Neutral</b>	Not applicable	Protecting and enhancing historic features is compatible with high standards in this area  <b>Impact: Neutral</b>	Not applicable

Table 5.1 Testing Sustainability of SCNDP Policies continued

	Plan Policies (abbreviated)	ENV3	MRP2 and 2a	HER1	MRP3 and 3a
	Sustainability Objective	Development proposals should seek to maintain and enhance ecological networks, and secure connectivity through provision of new wildlife corridors, where appropriate	To support proposals for traffic calming and/or speed limit reduction along Wood Lane, Kennylands Road, Peppard Roads, Grove Road and Reade's Lane; support proposals to improve cycleways and footpaths and car sharing schemes	To require all new developments to respect any features of historic interest	To provide appropriate parking as per NDP Table 3.10 and apply common parking standards
20	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	Not applicable	This policy will help provide easier and safer access for cyclists and pedestrians  <b>Impact: Positive</b>	Policy not affected by objective  <b>Impact: Neutral</b>	Better parking and shared use would improve and make safer access to village amenities and bus service  <b>Impact: Positive</b>
21	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	Not applicable	Provision of footpaths will help to achieve this  <b>Impact: Positive</b>	Entirely compatible  <b>Impact: Positive</b>	Not applicable
22	Ensure that the community, landowners/developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to  <b>Impact: Positive</b>	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to  <b>Impact: Positive</b>	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to  <b>Impact: Positive</b>	Stakeholders, landowners and the people of Sonning Common have been kept fully informed throughout the process leading to the formulation of all policies, by means of publicity in the Sonning Common magazine and, on occasions, the Henley Standard, public meetings and exhibitions and other forums. All parties have had ample opportunity to make comments and engage in the process. All comments received have been carefully recorded and, where appropriate, replied to  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	Plan Policies (abbreviated)	DE2	D1a-c	DE1
	<b>Sustainability Objective</b>	To ensure that the financial contributions (S106 and/or CIL) received by Sonning Common Parish Council are used on projects and initiatives that meet the identified needs of the community	All new developments to demonstrate good quality design, integrating with local surroundings, in keeping with village street scene; new buildings should not exceed 2 storeys	Potential applicants to be required to follow pre-application community involvement protocol set out at the end of Part 4 of the NDP and to comply with site specific policies
<b>1</b>	Plan positively for growth with a presumption in favour of sustainable development.	Meeting the needs of the community through projects partially or wholly funded by financial contributions from developments clearly contributes towards sustainable growth  <b>Impact: Positive</b>	Design policies entirely compatible with sustainable growth  <b>Impact: Positive</b>	Pre application engagements will be directed at achieving sustainable growth  <b>Impact: Positive</b>
<b>2</b>	Where possible, promote the use of previously developed land prior to the use of "greenfield" land.	Not applicable	Not applicable	The use of non-"greenfield" sites will be one of the aims to be covered in the process  <b>Impact: Positive</b>
<b>3</b>	Promote the efficient use of land by ensuring that housing is developed at an appropriate density (minimum 25 dph net).	Not applicable	Policies are consistent with efficient use of land  <b>Impact: Positive</b>	The efficient use of land will be one of the criteria to be explored. Providing housing at an appropriate mix will be covered in pre-application engagement  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	Plan Policies (abbreviated)	DE2	D1a-c	DE1
	<b>Sustainability Objective</b>	To ensure that the financial contributions (S106 and/or CIL) received by Sonning Common Parish Council are used on projects and initiatives that meet the identified needs of the community	All new developments to demonstrate good quality design, integrating with local surroundings, in keeping with village street scene; new buildings should not exceed 2 storeys	Potential applicants to be required to follow pre-application community involvement protocol set out at the end of Part 4 of the NDP and to comply with site specific policies
5	Maintain and enhance the existing retail and services offer in the village centre.	Financial contributions will be used to enhance village centre  <b>Impact: Positive</b>	Not applicable	The enhancement of the village centre will be covered in the pre-application engagement  <b>Impact: Positive</b>
6	Ensure new developments are well connected to the village centre and amenities by creating new footpaths and/or cycle paths and improving existing accessibility.	Contributions could be used to improve connectivity  <b>Impact: Positive</b>	Design policies compatible with improved connections  <b>Impact: Positive</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
7	Plan and promote additional parking solutions and resist the loss of existing parking within the village centre.	Not applicable	Not applicable	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
8	Maintain and enhance the existing public transport links to the village centre.	Not applicable	Not applicable	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>DE2</b>	<b>D1a-c</b>	<b>DE1</b>
	<b>Sustainability Objective</b>	To ensure that the financial contributions (S106 and/or CIL) received by Sonning Common Parish Council are used on projects and initiatives that meet the identified needs of the community	All new developments to demonstrate good quality design, integrating with local surroundings, in keeping with village street scene; new buildings should not exceed 2 storeys	Potential applicants to be required to follow pre-application community involvement protocol set out at the end of Part 4 of the NDP and to comply with site specific policies
<b>9</b>	Ensure developments allocated and promoted through the SCNDP are viable and allow for contributions to be made to local infrastructure and facilities.	Policy specifically designed to achieve this objective  <b>Impact: Positive</b>	Design policies will help ensure viability of development  <b>Impact: Positive</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
<b>10</b>	Promote the development of new and improvement of existing community facilities which will contribute to community cohesion and improve people's health and well-being. Resist the loss of existing community facilities.	Policy will enable community facilities to be enhanced  <b>Impact: Positive</b>	Not applicable	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
<b>11</b>	Conserve and enhance the natural beauty of the Chilterns AONB and create strong landscape edges to reduce the urbanising influences of development on adjacent countryside.	Policy not affected by objective  <b>Impact: Neutral</b>	Design policies include provision of tree and hedge planting for screening which will help conserve beauty of AONB  <b>Impact: Positive</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
<b>12</b>	Maintain and enhance biodiversity by: a) improving where possible existing habitats and creating new wildlife habitats b) conserving and enhancing existing wildlife corridors and incorporating them into new developments, where appropriate.	Policy not affected by objective.  <b>Impact: Neutral</b>	New planting will help to achieve this objective  <b>Impact: Positive</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>DE2</b>	<b>D1a-c</b>	<b>DE1</b>
	<b>Sustainability Objective</b>	To ensure that the financial contributions (S106 and/or CIL) received by Sonning Common Parish Council are used on projects and initiatives that meet the identified needs of the community.	All new developments to demonstrate good quality design, integrating with local surroundings, in keeping with village street scene; new buildings should not exceed 2 storeys.	Potential applicants to be required to follow pre-application community involvement protocol set out at the end of Part 4 of the NDP and to comply with site specific policies
13	Plan and promote new developments that reflect the rural character of the village and conserve and enhance the heritage assets in the SCNDP designated area.	Policy not affected by objective  <b>Impact: Neutral</b>	Design policies specifically intended to ensure that rural character is retained  <b>Impact: Positive</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
14	Reduce harm to the environment by seeking to minimise pollution of all kinds especially water, soil, and noise pollution.	Not applicable	Design requirements on matters such as sustainable drainage will help achieve this  <b>Impact: Positive</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
15	Conserve and enhance Sonning Common's countryside setting.	Not applicable	Design policies specifically intended to achieve this objective  <b>Impact: Positive</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
16	Plan and promote new development that is of a high quality, reflects the local distinctiveness of Sonning Common and is inclusive to all.	Not applicable	Design policies specifically intended to achieve this objective  <b>Impact: Positive</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
17	Encourage the adoption of sustainable energy solutions in all new development.	Not applicable	Design policies mean that development will be required to achieve this objective  <b>Impact: Positive</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>DE2</b>	<b>D1a-c</b>	<b>DE1</b>
	<b>Sustainability Objective</b>	To ensure that the financial contributions (S106 and/or CIL) received by Sonning Common Parish Council are used on projects and initiatives that meet the identified needs of the community.	All new developments to demonstrate good quality design, integrating with local surroundings, in keeping with village street scene; new buildings should not exceed 2 storeys.	Potential applicants to be required to follow pre-application community involvement protocol set out at the end of Part 4 of the NDP and to comply with site specific policies
<b>18</b>	Seek to minimise waste generation and encourage the re-use of waste through recycling, compost or energy recovery.	Not applicable	Design policies mean that development will be required to achieve this objective  <b>Impact: Positive</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
<b>19</b>	Protect and improve sustainable use of the water environment by: a) encouraging the use of measures to minimise potable water demand, as well as reducing surface water run-off b) encouraging the use of SUDS to control surface water run-off.	Not applicable	Design policies mean that development will be required to achieve this objective  <b>Impact: Positive</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
	<b>Sustainability Objective</b>	To ensure that the financial contributions (S106 and/or CIL) received by Sonning Common Parish Council are used on projects and initiatives that meet the identified needs of the community.	All new developments to demonstrate good quality design, integrating with local surroundings, in keeping with village street scene; new buildings should not exceed 2 storeys.	Potential applicants to be required to follow pre-application community involvement protocol set out in Appendix 4 of the NDP and to comply with site specific policies.

Table 5.1 Testing Sustainability of SCNDP Policies continued

	<b>Plan Policies (abbreviated)</b>	<b>DE2</b>	<b>D1a-c</b>	<b>DE1</b>
	<b>Sustainability Objective</b>	To ensure that the financial contributions (S106 and/or CIL) received by Sonning Common Parish Council are used on projects and initiatives that meet the identified needs of the community.	All new developments to demonstrate good quality design, integrating with local surroundings, in keeping with village street scene; new buildings should not exceed 2 storeys.	Potential applicants to be required to follow pre-application community involvement protocol set out at the end of Part 4 of the NDP and to comply with site specific policies
<b>20</b>	Ensure new developments prioritise on-site facilities for pedestrians and cyclists (including secure cycle parking) and facilitate safe access to public transport and village amenities.	Not applicable	Policies compatible with provision of facilities for pedestrians and cyclists  <b>Impact: Neutral</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
<b>21</b>	Maintain and enhance existing rights of way and encourage new developments to link into these footpaths.	It may be that an element of financial contributions could be used to enhance rights of way  <b>Impact: Positive</b>	Policy not affected by objective  <b>Impact: Neutral</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>
<b>22</b>	Ensure that the community, landowners / developers and key stakeholders are involved constructively in the preparation of the neighbourhood plan.	Community already consulted and will be further consulted on how financial contributions should be spent  <b>Impact: Positive</b>	Community extensively consulted. Landowners and developers will be made aware through pre-application process  <b>Impact: Positive</b>	This objective will be covered in the pre-application engagement  <b>Impact: Positive</b>

Table 5.1 Testing Sustainability of SCNDP Policies continued

# SCNDP Policy Assessment Summary and Conclusion

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## **1. Development strategy**

Positive assessments number 16, with one single negative (the preference for non-'greenfield' over 'greenfield') throughout and 5 assessments are neutral or not applicable. It should be explained here that in numerous instances the NDP policy is not relevant to the specific sustainability objective under consideration, or is not significantly affected by it, and is therefore judged neutral or not applicable.

## **2. Housing**

If the neutral and not applicable assessments are disregarded, it will be seen that in all the housing policies, the positive assessments overwhelmingly outweigh the negative. The fact that one of the proposed housing sites, SON2, is in the AONB evidently has a negative effect on the objective to conserve and enhance the AONB and reduce urbanising influence. However, the proposed mitigating measures will constrain the impact. Overall, the policies are supportive of the sustainability objectives.

## **3. Economic and employment**

A majority of the sustainability objectives are judged as neutral or not applicable. The assessments of the rest are positive, and therefore supportive.

## **4. Community, social and health**

In considering the provision of land for sports facilities, this policy is assessed as having negative impacts on biodiversity and the AONB. This is inevitable as the land is currently used for agriculture and within the AONB. However, mitigating measures are specified. In other cases, all CSH policies which are not assessed as neutral or non-applicable are clearly supportive of the sustainability objectives

## **5. Village Centre**

The single negative relates to parking provision, where it is judged that restricted development envisaged could marginally impact. Otherwise, the relevant assessments are positive.

## **6. Environment**

In a number of cases, the environmental policies are seen as unaffected by the sustainability objectives and are therefore assessed as neutral or not applicable. In other relevant cases, the assessments are positive.

## **7. Other policies**

With all the other policies the relevant assessments are positive.

## Conclusion

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Taken together, the 22 sustainability objectives comprise a comprehensive set of criteria against which to judge whether or not the Sonning Common 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. The NDP's objectives, strategic options, development site options and policies have all been assessed rigorously and objectively against the sustainability objectives, and the results of those assessments have been clearly set out.

It can clearly be seen that, where the sustainability objectives are relevant to the objective, option or policy under consideration the positives overwhelmingly outweigh the negatives. Where they are not relevant, they have been marked as "not applicable" or "no conflict". In other words, the cases in which the sustainability objectives are seen as compatible with the objective, option or policy, or mutually supportive, greatly outnumber those in which they do not.

Of course, there are negatives. It would be extremely surprising if they were not, in view of the fact that substantial housing development is envisaged for the village, with inevitable adverse impacts on some aspects of the environment. Nor is it all surprising that these potential impacts are greater with a greater number of new homes.

The assessments were applied to two strategic options: the 138 homes originally allocated to Sonning Common under SODC's Core Strategy, and an imprecise "more than 138 homes", which takes account of the likelihood of an increased allocation under the Strategic Housing Market Assessment (SHMA). With the exception of the sustainability objective dealing with the preference of non-'greenfield' sites over 'greenfield' sites for development (there are no non-'greenfield' sites available for housing), mitigating measures have been presented in the cases of a negative assessments. For example, it is inevitable that the building of up to 190 new homes will generate more traffic in the village, and put greater pressure on parking. But the provision of parking spaces within developments, and the proposed rationalisation of parking provision in the village centre will lessen that impact. Similarly, the building of homes on SON2, which is in the AONB, will inevitably impact on the AONB, but the landscaping measures required will lessen that impact.

Overall it is our judgment that the exercise we have carried out 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 draft NDP itself form a coherent blueprint for the future of the village, based on the principles of sustainable development.

The Sonning Common Parish Council will be responsible for monitoring the environmental effects of the developments which proceed under the NDP, using the environmental management plans produced by and agreed with the developers as a basis for its own management plan.