

Table 9 – Key Sustainability Issues

SA Topic	Key Sustainability Issues
SOCIAL PROGRESS WHICH RECOGNISES THE NEEDS OF EVERYONE	
Population	<p>The 2001 census total <u>population</u> for the borough is 129,701, an increase of 2.9% over 1991 (126,045).</p> <p>Guildford Borough's age profile compares to the other Surrey districts and the national average; it is comparatively young, although over time the structure will become older. 19.8 % of residents are <u>retirement age / over 60</u>. This raises an issue of dependency within the population structure and the specific needs associated with this trend.</p> <p>A higher % are <u>married or co-habiting</u> than the national average, but at 35.3 %, the level of single person households is lower than the national average of 39.4 %</p> <p>There were 49, 821 dwellings in 1981 compared to 53,000 in 2002. (Census 2001).</p> <p>These facts will have implications for the provision of housing, employment opportunities and other services required in the borough from 2004 to 2016. The Surrey wide key issues suggested overcrowding as an issue to be considered.</p>
Human Health	<p>The baseline data shows Guildford's population is relatively <u>healthy</u>, with slightly above the Surrey average of people describing their health as good / very good. Only 5.7% of all people rate themselves as 'not in good health'. In terms of the 2001 Census, Surrey compares favourably with the South East, England and Wales.</p> <p>A key issue is the extent to which the LDF can influence the health and well-being of the population. This includes enabling people to stay independent; the extent to which a proposal would assist an elderly or disabled person to continue to live in their home, remain in employment or independently access facilities and services within the Borough. The trend towards sedentary lifestyles must also be addressed.</p> <p>Downward trends are seen in data sets for both pedestrians / cyclists and children <u>killed or seriously injured</u> on the roads.</p>
Amenity	<p>Residents have access to 1200 ha of <u>parks and recreational space</u> within the borough. Within this resource, there are 31 urban parks. <u>Playground and youth facilities</u> are areas where additional provision is required.</p> <p>The current lack of data to measure access to and use of open space will be assisted by the PPG17 Open Space, Sport and Recreation audit which is currently being produced.</p> <p>Access to <u>cultural heritage</u> – 9010 visitors were recorded within the borough during the Heritage Open Days in September 2004, visiting 60 sites / buildings.</p> <p>The borough has 15 <u>allotments</u> covering 16.24 ha, with 336 plots and 264 tenants. Demand outstrips supply.</p>

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	<p>Guildford town centre is a major <u>shopping</u> centre, attracting many visitors. In 2000, the town's floor space totalled 61.25 ha, of which 161,800 sq m was in retail use (137, 470 sq m as Class A1; 14,580 for Class A2; and 9,130 as Class A3) and 86, 150 sq m in use as offices.</p> <p>According to the State of the District – An Economic, Social and Environmental Audit of Guildford (2003), Guildford has above average performance in terms of local services (105th) but below average performance in terms of local amenities (284th).</p> <p>The BVPI Survey (2004) found that residents felt that access to nature, parks and open spaces, shopping facilities, sports and leisure facilities were all improving whereas traffic congestion, wage levels and cost of living, affordable decent housing, levels of crime and pollution levels were all deteriorating.</p>
Noise Sources	<p><u>Road traffic</u> is the greatest source of ambient noise that residents are exposed to. The A3 trunk road runs up through the Borough, whilst the M25 just passes through the north east of the area. The A3 is a particular source of noise nuisance to residents between Stag Hill and Westborough, where noise can reach levels equivalent to Category D of PPG24. <u>Railway noise</u> is less of an issue. Similarly, <u>aviation noise</u> is not a major social (economic or environmental) issue for the borough.</p> <p>The Council for the Protection of Rural England (CPRE) has defined 'tranquil areas'. There is not any specific data on tranquil areas in the Borough.</p>
Housing Provision and Costs	<p>Guildford Borough is currently working towards delivering the targets set out in the Surrey Structure Plan (4750 dwellings). The district/ borough level <u>housing targets</u> of the draft South East Plan have not yet been finalised; these will be subject to public consultation in summer 2005.</p> <p>Work is underway on a Housing Potential Study, to identify the capacity of the urban areas of Guildford Town, Ash and Tongham and sustainable village settlements, to assess to the extent to which the Council's target for housing provision (4,750 new houses within the Borough between 2001 and 2016) can be accommodated without release of Greenfield land.</p> <p>Since the publication of PPG3: Housing, targets for increasing housing densities in urban areas have increased, Guildford's progress must be assessed against these.</p> <p>The Guildford Housing Needs Assessment (1999 and 2004) identify a requirement for more <u>affordable housing</u>. 2749 people are currently on the homeless register. The majority of this affordable housing need to be of 1 and 2 bedrooms.</p> <p>The Council's Supplementary Planning Guidance on Planning Obligations and Infrastructure (2003) requires the provision of a <u>mix of types and tenures</u> based on the relevant Housing Needs Survey.</p> <p>The <u>average house price</u> has risen since 1999 from £158,936 to £191,000 in 2002 (three bedroom, semi-detached dwelling). The price in Guildford is above the national average of £176,365 but below the Surrey average of £300,647. The gap between incomes and houses prices is worsening. The</p>

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	<p>average house price is 9.4 times the average wage, representing a major issue for the Local Authority, housing organisations and the borough's residents. Buying is beyond the reach of those on lower incomes. Rental levels are also high, making this again difficult for those on lower incomes.</p> <p>The quality of housing is a further issue to be considered: dampness and heating have been found to be the main reasons why 1315, especially older (pre-1919) dwellings in the borough are <u>unfit</u> for habitation.</p>
<p>Social Inclusiveness / Equal opportunities and Access to Services</p>	<p><u>Ethnicity</u> - Just over 95.9 % of the population are white, with the remainder being a number of ethnic groups, largest of which is Mixed Ethnicity at 0.9% (Census 2001). There is no more than 0.7% of any particular black and minority ethnic group (BME) (Census 2001).</p> <p>Whilst rated as an area of low deprivation in national terms, the borough does contain areas of deprivation. There are <u>pockets of relative deprivation</u> within Stoke and Westborough wards. (Using the DTLR index of multiple deprivation in which rank 1 = most deprived and 8414 + least deprived; Stoke ranked 3341 and Westborough ranked 3752. Source SHAW Primary Care Trust 2004).</p> <p>By 2016 <u>retirement age population</u> expected to increase by 18.74% (1996 based projections by PHRG for BRE). Accommodation to meet housing needs is a challenge.</p> <p><u>Other groups hard to reach</u>: young people, homeless adult offenders, lone parents and travellers. 3.6% of all households are lone parent with dependant children households.</p> <p>54% (44,000) of 19 year olds are <u>qualified</u> to level NVQ Level 3 or equivalent, above both the South East (46.6%) and Great Britain (42%) levels. Literacy levels are generally good; this is important as illiteracy can lead to social exclusion.</p> <p>According to the State of the District – An Economic, Social and Environmental Audit of Guildford (2003), Guildford has above average performance in terms of local services (105th) but below average performance in terms of local amenities (284th).</p> <p>Data will be collated on the extent to which Guildford's population consider they are able to <u>influence local decisions</u>; this issue will be addressed through the Statement of Community involvement, which is being prepared as part of the LDF.</p>
<p>Access to public transport</p>	<p>As a regional transport hub, Guildford and the borough's settlements have good access to <u>rail services</u>; Guildford itself is situated on the London Waterloo to Portsmouth line. Reliability of services can be an issue. <u>Bus</u> services are good in some areas, improvements are desirable in others (particularly rural areas, where reliance on car journeys is perceived to be greater). Set against a national trend towards greater satisfaction with local bus services, Surrey has seen a small rise in reported satisfaction, although it is noted that the LTP target has been lowered.</p>

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<p>Crime</p>	<p><u>Crime rates</u> – Guildford borough is below the Surrey average of 3.38 per 1000 population. However, for both vehicle crime and violent crime, with 9.22 vehicle crimes per 1000 population and 7.45 violent crimes per 1000 population, it is slightly above the Surrey averages of 8.73 and 6.34. Again, the extent to which the LDF can influence crime and far of crime is unclear, aside from through the design of new development.</p> <p>More information will be available upon completion of the Crime Audit, currently being prepared by the Safer Guildford partnership. Actual crime and <u>fear of crime</u> are particular areas of data to be sought.</p>
<p>Vibrant communities</p>	<p>Guildford Borough has a <u>growing population</u> of 129,701 people who all have health, educational, cultural, community and leisure needs. The Borough currently has 3 hospitals, 25 doctors surgeries, 65 schools, and a number of recreational facilities, including sports centres, playing fields, open spaces, theatres, day centres, museums, libraries and community centres. The key issue is access for the whole population to these facilities and to decision-making which affects their future provision.</p> <p>The Surrey wide work also highlighted loss of community and quality of life as further key issues to be addressed.</p>
<p>Material Assets</p>	<p><u>Affordable housing</u> is an identified key priority. The Guildford Housing Needs Assessment (1999 and 2004) identify a requirement for more affordable housing. 2749 people are currently on the homeless register. The majority of this affordable housing need to be of 1 and 2 bedrooms.</p> <p>The Council's Supplementary Planning Guidance on Planning Obligations and Infrastructure 2003 and subsequent LDF documents (including a proposed new SPD on Infrastructure) will help to ensure that the right amount and type of dwelling is provided which will help to meet the requirement for more affordable housing.</p> <p>The borough's population as a whole has above <u>average earnings</u> - average full time worker per week £528.5 male, £571.2 female - compared to South East £505.4 (male £560.6 female £415.7) and Great Britain £475.8 (male £525 female £396).</p>
<p>EFFECTIVE PROTECTION OF THE ENVIRONMENT</p>	
<p>Biodiversity, fauna and flora</p>	<p><u>Sites of Special Scientific Interest (SSSI's)</u> – 16 nationally important sites in the borough. Data awaited on the number of Local and / or National Nature Reserves. There are 140 <u>Sites of Nature Conservation Importance (SNCI)</u> and a <u>proposed special protection area (pSPA)</u> – internationally important site of nature conservation vale, to be given the highest degree of protection. Such land is also covered by SSSI designation. There are pSPA sites in the north of the borough, particularly the north east and north west.</p> <p>The condition of designated land (such as SSSIs) and habitats can be monitored, for example through as Biodiversity Action Plans. Information about quality of designated sites will be sought from English Nature.</p> <p>The various risks to these important habitats must be considered, taking account of both direct and indirect impacts. Public awareness of this and other environmental issues – particularly the impacts of lifestyle - will be heightened by consultation on each stage of Guildford's Sustainability</p>

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	Appraisal, simultaneously with the relevant LDF document(s), together with targeted provision of information such as the planned SPD on Sustainable Development.
Soil and Land Contamination	<p>The Borough Council recorded 61 <u>remediated contaminated sites</u> 2001 – 2004. Approximately 300 known contaminated sites exist. The need for additional remediation must be recognized as an issue.</p> <p>Data on the quality of <u>agricultural land is being sought.</u></p>
Air Quality	<p>Guildford Borough continues to not exceed the pollutant thresholds set by the National <u>Air Quality</u> Strategy and there are no Air Quality Management Areas (AQMAs). For example, the number of days PM10's reach moderate or above level was 29 days in 2002-2003, compared to a national average of 50.</p> <p>More data is required regarding the borough's health impacts arising from traffic.</p>
Climatic factors	<p>Recent Government predictions include an increase in rainfall, and consequently the incidence of flooding and subsidence, and hotter dryer summers in Surrey (Surrey County Council).</p> <p>Guildford's Climate Change Strategy (CCS) 2004 has set a target to reduce the amount of greenhouse gases across the Borough by 20% based on the year 2000 by 2010. Accurate data to monitor progress on this is being sought, the National Sustainable Development Strategy is one potential source, as identified by the CCS. Baseline data is presently only available for carbon dioxide emissions. The Climate Change Strategy provides a considerable opportunity for joint working, potentially enabling sub-objectives and indicators to be shared between the two works areas.</p>
Cultural Heritage	<p>Guildford Borough's <u>local heritage</u> is much valued and the need for conservation constrains development.</p> <p><u>Conservation Areas</u> – the borough has 38 in number: St Catherine's, Town Centre Area, Effingham, Ripley, Compton, Eashing, Puttenham, Shackelford, Shalford, East Clandon, West Clandon, East Horsley, West Horsley, Shere, Littleton (Artington), Pirbright, Seale, Wanborough, Wood Street, Worplesdon, Abinger Hammer, Ockham, Basingstoke Canal (N), Basingstoke Canal (S), Albury, Millmead & Portsmouth, Waterden Road, Wisley, Stoke Fields, Charlottesville & Warren Road, Holmbury St Mary, Peaslake, Onslow Village, Bisley, Stoughton Barracks, Ockham Mill, River Wey and Bridge Street.</p> <p>There are 1,070 Statutory <u>Listed Buildings</u>, and a further 261 <u>Locally Listed Buildings</u> and other Structures, 21 Ancient Monuments and 178 Areas of High Archaeological Potential within the borough. All of the above are shown on the Borough Council's GIS mapping system. 9 listed buildings are currently registered as being at risk.</p>

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<p>Open Landscape</p>	<p><u>Green Belt</u> - Over 70% of the Borough is within the Green Belt. The boundary of the Green Belt is shown on the Proposals Map of the adopted Local Plan 2003. Green Belt policies restrict development to preserve the open character of the countryside and existing settlements within it.</p> <p><u>Countryside Beyond the Green Belt</u> - Development is constrained within the countryside Beyond The Green Belt and applies to land outside defined settlement areas, outside of the Green Belt (adopted Local Plan 2003)</p> <p><u>Area of Outstanding Natural Beauty</u> (AONB) - Large areas of the borough are within the Surrey Hills AONB. The majority of the area covered by AONB are also <u>Areas of Great Landscape Value</u>, recognised as being of county importance and covering the southern half of the borough (shown on proposals map of Local Plan 2003).</p> <p><u>Open spaces</u> - Policy R5 of the adopted Local Plan 2003 is proposed to be saved for at least the next three years. It seeks to protect significant open spaces from development pressure, where they serve a recreational purpose or are visually important. The current gap in data to measure access to and use of open space will be filled by the PPG17 Open Space, Sport and Recreation audit which is currently being produced. Planned Landscape Character Assessments will also be of assistance in assessing the visual contribution made by open space, particularly on the rural urban fringe.</p>
<p>Traffic Congestion and Volume</p>	<p><u>Transport</u> is a key issue facing the Borough. Surrey has the highest car ownership and most congested roads in the country outside London and congestion is estimated to cost Surrey businesses over £600 million per year. In Guildford over 62% of journeys to work are by car. Roughly 22,600 workers commute into Guildford and 26,500 commute out; with 12,400 people living and working in Guildford.</p> <p>There are 68.3 km of <u>cycle routes</u> in the borough. Cycling currently accounts for around 2% of all trips</p>
<p>PRUDENT USE OF NATURAL RESOURCES</p>	
<p>Waste</p>	<p><u>Waste</u> - Much data is already being collected on this issue, which can be used for monitoring purposes, in particular by Surrey County Council (SCC) as the waste authority as part of work on the Waste Development Framework. There are two key issues related to this objective. Information about the amount of commercial and industrial waste will be more difficult to obtain than that for household recycling, and secondly, waste issues are primarily dealt with at a county level through the Waste Local Plan and emerging Waste Local Development Framework.</p> <p>GBC is the <u>waste collection</u> authority. Collection, recycling and composting rates are all increasing.</p>
<p>Minerals</p>	<p><u>Minerals</u> - SCC is the Minerals Planning authority, which is preparing the review of the current Minerals Plan. Information on potentially workable mineral zones in the borough is available from SCC, following survey work in 2004. Minerals issues will be dealt with through the emerging Minerals Local Development Framework.</p>

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Previously Developed Land	The Council is currently exceeding the national targets for development on <u>previously developed land</u> (PDL). 100% of building was on PDL in 2003-2004. Since the publication of PPG3: Housing, targets for increasing housing densities in urban areas have been achieved.
Sustainable Development/ Construction	<u>Sustainable construction</u> - the availability of information about the EcoHomes and BREEAM assessments is being investigated. Indicators being developed for the Guildford Climate Change Strategy (2004) represent a valuable opportunity for efficient collection of relevant data to show the borough's performance. The Building Research Establishment (BRE) represents a further potential source.
Water Quality and Quantity	<p><u>Flood plains</u> are a constraint on development and identified by the Environment Agency, who are consulted on every planning application received for a site, which lies within a floodplain. The key issue is that floodplain boundaries are subject to change and there is an increased risk of flooding in the future due to the threat of climate change. Data will be collected on the incorporation of sustainable drainage systems in new developments and upon the construction of any new flood defences. Information relating to this issue will be sought from sources including the Environment Agency.</p> <p><u>Water levels</u> – There was been a fall in 2003 South East groundwater levels. Research is currently being undertaken to fully survey all groundwater supplies (Environment Agency).</p> <p><u>Domestic water use</u> – Household consumption of water is rising.</p>
Energy Efficiency	<p>A range of indicators will be developed by GBC for the forthcoming Energy Strategy, which is currently being drafted. Potential information sources include the Carbon Trust and Energy Savings Trust, together with information from GBC (Building Control) and the NHBC.</p> <p>To maximise energy efficiency savings, BREEAM / Ecohomes rating of 'Excellent' is desirable in new development. A further big effect upon energy consumption in the built environment comes from the alteration and renovation of existing buildings; measures could be taken to reduce CO2 emissions.</p>
MAINTENANCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH	
Economic Development	<p>Guildford is <u>economically prosperous</u> with over 5,000 businesses in the Borough, which put £2 billion into the economy annually. The current unemployment rate is 1%: 0.9% (769) people in the borough are claiming Job Seekers Allowance, compared to 1.4% in the South East and 2.2% in Great Britain. There are over 61,000 economically active residents of which over 35,000 work within the Borough.</p> <p>The <u>service sector</u> is the main employee, with a growing technology sector. Guildford Town has the largest shopping centre in Surrey and ranked in the top ten in the South East of England. The extant planning permission to extend the Friary shopping centre will add a mix of 60 new shops, cafes, 170 apartments, new bus station and community centre and an open public space.</p>

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	<p>Even though the local economy is buoyant there are currently <u>vacant offices</u> in the Borough, indicators could include vacancy rates for commercial and industrial premises and the proportion of convenience shops in the town and village centres (which are under particular pressure for change to other uses). Data about refurbishment and replacement of older, hard to let premises will be more difficult to find. Work is currently being undertaken by Planning Policy Officers to assess the employment needs of the borough to 2016.</p> <p>Surrey wide economic issues which are also be considerations for Guildford borough include overheated economy, traffic congestion (see separate heading), land property prices and development pressures, labour shortages, dependence upon commuting, and ensuring a range of employment types and globalisation. With regard to labour shortages, the worsening gap between incomes and house prices makes it difficult to attract people with the right skills to fill jobs and this will affect the economic prosperity of the area.</p>
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