

APPENDIX TWO:

APPRAISAL OF PARKING STANDARDS SPD

Please note that where comments are split this indicates a change between current policy and the proposed SPD. Where this is the case comments are entered under 'current policy' in column two and then 'SPD' in column three.

Sustainability Appraisal Objectives			Current policy	SPD
1	provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford		In combination with other requirements, may affect the level of housing development which can be achieved on a given site.	
2	facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health		Improves transport options and contribute to long term improvement in air quality. Supporting cycling will contribute to healthy lifestyles.	
3	reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment		No likely significant impacts	
4	create and maintain safer and more secure communities		Improves transport options and supports the Town Centre, particularly in the long term.	
5	reduce poverty and social exclusion for all sectors of the community			
6	create and sustain vibrant communities			
7	make the best use of previously developed land and existing buildings, encouraging sustainable construction		Facilitates higher densities and mixed development in Town Centre	
8	ensure air quality continues to improve and noise/light pollution is reduced		Likely to reduce the use of private car	
9	conserve and enhance biodiversity within the plan area		No likely significant impacts	
10	protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Guildford, for the benefit of both residents and visitors		No likely significant impacts	
11	reduce road congestion and pollution levels		Likely to reduce the use of private car	
12	reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)		No likely significant impacts	
13	address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts		Likely to reduce the use of private car	
14	reduce the global, social and environmental impact of consumption of resources		Likely to reduce the use of private car	
15	reduce waste generation and disposal, and achieve the sustainable management of waste		No likely significant impacts	
16	maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management		No likely significant impacts	
17	increase energy efficiency and the proportion of energy generated from renewable sources		No likely significant impacts	
18	maintain low rates of unemployment and high levels of economic activity		Will support the economy particularly in the long term by improving accessibility and facilitating higher density mixed use	
19	provide for appropriate commercial development opportunities to meet the needs of the economy			

Saved Policy M2 of Guildford Borough Local Plan (2003): Planning Permission will not be given for additional long stay car parks within Guildford Town Centre		
Sustainability Appraisal Objectives	Current policy	SPD
1	provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	Potentially more land available for housing
2	facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	No likely significant impacts
3	reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	No likely significant impacts
4	create and maintain safer and more secure communities	No likely significant impacts
5	reduce poverty and social exclusion for all sectors of the community	No likely significant impacts
6	create and sustain vibrant communities	If long term spaces do not match demand, may be a detrimental impact on the number of visitors. Park and Ride, other public transport and accessibility improvements would provide an alternative for some visitors.
7	make the best use of previously developed land and existing buildings, encouraging sustainable construction	More land is likely to be available for housing.
8	ensure air quality continues to improve and noise/light pollution is reduced	No likely significant impacts
9	conserve and enhance biodiversity within the plan area	More land available for green space
10	protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Guildford, for the benefit of both residents and visitors	More land available for landscaped space which supports the setting of an historic building
11	reduce road congestion and pollution levels	Without other measures, may be increase in cars 'hunting' space.
12	reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	No likely significant impacts
13	address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	May reduce the length of journey of private cars, but depends on other factors such as the location and take up of Park and Ride.
14	reduce the global, social and environmental impact of consumption of resources	
15	reduce waste generation and disposal, and achieve the sustainable management of waste	No likely significant impacts
16	maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	No likely significant impacts
17	increase energy efficiency and the proportion of energy generated from renewable sources	No likely significant impacts
18	maintain low rates of unemployment and high levels of economic activity	If long term spaces do not match demand, there may be a detrimental impact on the number of retail and cultural customers. Park and Ride would provide an alternative for some visitors. Good accessibility to public transport will also be positive.
19	provide for appropriate commercial development opportunities to meet the needs of the economy	

Policy M3 of Guildford Borough Local Plan (2003): The Council will grant planning permission for park and ride sites provided that the following criteria are met: 1. Highway access, parking, turning and any increased traffic movements can be accommodated satisfactorily; 2. the proposed development including ancillary buildings peripheral fencing and lighting would not detract from the character and appearance of the surrounding area; 3. the amenities of occupiers of existing buildings are protected; 4. the provision of adequate landscaping; 5. existing natural features are safeguarded and enhanced; 6. the provision of cycling facilities and visitor coach parking facilities			
Sustainability Appraisal Objectives		Current policy	SPD
1	provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	May contribute to making more land available for housing in urban centres.	
2	improved well-being of population, enabling people to stay independent and reducing inequalities in health	Supporting cycling will contribute to healthy lifestyles.	
3	reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	Policy makes no specific reference to avoiding flood risk areas. Important due to potentially great increase in run-off.	
4	create and maintain safer and more secure communities	No likely significant impacts	
5	reduce poverty and social exclusion for all sectors of the community	No likely significant impacts	
6	create and sustain vibrant communities	Mitigation for the potential negative impact of Policy M2.	
7	make the best use of previously developed land and existing buildings, encouraging sustainable construction	May contribute to making more land available for housing in urban centres.	
8	ensure air quality continues to improve and noise/light pollution is reduced	Well located and used Park and Ride is likely to reduce emissions to air. Light and noise as SA Objective 9	
9	conserve and enhance biodiversity within the plan area	Policy states a requirement for mitigation, but there is likely to be some residual adverse impact. Appropriate assessment may be required if within 3km of an SPA	
10	protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Guildford, for the benefit of both residents and visitors	Policy requires mitigation, but there is likely to be some residual adverse impact. No specific reference to archaeology	
11	reduce road congestion and pollution levels	Policy provides no guidance on locational requirements.	
12	reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	Could facilitate remediation of minor contamination in urban fringe.	
13	address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	Policy provides no guidance on locational requirements. Policy could encourage fuel efficiency and cleaner fuels.	
14	reduce the global, social and environmental impact of consumption of resources		
15	reduce waste generation and disposal, and achieve the sustainable management of waste	Opportunity for community facilities, although policy does not encourage provision.	
16	maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	Policy makes no specific reference to mitigating potentially great increase in run-off.	
17	increase energy efficiency and the proportion of energy generated from renewable sources	Likely to improve on aggregate. Policy could encourage fuel efficiency in buses.	
18	maintain low rates of unemployment and high levels of economic activity	If long term spaces do not match demand Park and Ride would provide an alternative for some visitors.	
19	provide for appropriate commercial development opportunities to meet the needs of the economy		

Design and layout of Car Parking			
Sustainability Appraisal Objectives	Current policy	SPD	
1	provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	Appraisal indicates that additional land may be available for housing	GDF policies should seek to ensure reduced parking requirements can translate into higher density housing
2	improved well-being of the population, enabling people to stay independent and reducing health inequalities	See SAO4 below	
3	reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	SUDS is linked and important	Design guidance should seek to ensure sustainable urban drainage which intercepts pollutants and slows run off
4	create and maintain safer and more secure communities	Concern identified regarding illegal parking and safety	Guidance stresses importance of safety in design
5	reduce poverty and social exclusion for all sectors of the community	No likely significant impacts	
6	create and sustain vibrant communities	Concern identified regarding illegal parking and safety	Guidance stresses importance of safety in design
7	make the best use of previously developed land and existing buildings, encouraging sustainable construction	See SAO1 above	
8	ensure air quality continues to improve and noise/light pollution is reduced	No likely significant impacts	
9	conserve and enhance biodiversity within the plan area	Appraisal indicates that additional land may be available for housing	Design guidance should seek to encourage nature conservation measures
10	protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Guildford, for the benefit of both residents and visitors	Appraisal identified the need to clarify the importance of design being compatible with the existing urban form	SPD specifies this as a requirement
11	reduce road congestion and pollution levels	No likely significant impacts	
12	reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	No likely significant impacts	
13	address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	No likely significant impacts	
14	reduce the global, social and environmental impact of consumption of resources	No likely significant impacts	
15	reduce waste generation and disposal, and achieve the sustainable management of waste	No likely significant impacts	
16	maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	Appraisal identified an important link with sustainable urban drainage	Design guidance should seek to ensure sustainable urban drainage which intercepts pollutants and slows run off
17	increase energy efficiency and the proportion of energy generated from renewable sources	No likely significant impacts	
18	maintain low rates of unemployment and high levels of economic activity	No likely significant impacts	
19	provide for appropriate commercial development opportunities to meet the needs of the economy	No likely significant impacts	

C3 Dwellinghouses outside Town Centre: studio apartments 1 space; 1 bed 1 space; 2 beds 1.5 spaces; 3 or more beds 2 spaces plus 1 cycle space per unit; elderly sheltered 0.5 per unit		
Sustainability Appraisal Objectives	Current policy	SPD
1 provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	Supports higher density housing	Standards flexible in some circumstances to allow for differential accessibility by other modes. Green Travel Plans encouraged in SPD.
2 improved well-being of the population, enabling people to stay independent and reducing health inequalities	Improvements to public transport important to ensuring access to facilities and services	
3 reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	Could reduce the area of hardstanding and, therefore, speed of run-off to water course	Design guidance should seek to ensure sustainable urban drainage which intercepts pollutants and slows run off
4 create and maintain safer and more secure communities	Management of illegal parking to prevent hazard	Guidance stresses importance of safety in design
5 reduce poverty and social exclusion for all sectors of the community	Improved public transport to ensuring access to facilities, services and employment	Standards flexible in some circumstances to allow for differential accessibility by other modes. Green Travel Plans encouraged in SPD.
6 create and sustain vibrant communities	No likely significant impacts	
7 make the best use of previously developed land and existing buildings, encouraging sustainable construction	Supports higher density housing	
8 ensure air quality continues to improve and noise/light pollution is reduced	Contributes to reduction in travel by car, so long as local services and facilities available	
9 conserve and enhance biodiversity within the plan area	Allows for more green space	Guidance specifically encourages landscaping
10 protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Guildford, for the benefit of both residents and visitors	Policy does not specify the importance of space design being compatible with current urban form. Management of illegal parking to prevent streetscape from deteriorating	Guidance stresses importance of compatibility with existing urban form, use of landscaping and safety in design.
11 reduce road congestion and pollution levels	Contributes to reduction in travel by car, so long as local services, facilities and jobs available	
12 reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	No likely significant impacts	
13 address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	Contributes to reduction in travel by car, so long as local services, facilities and jobs available	
14 reduce the global, social and environmental impact of consumption of resources		
15 reduce waste generation and disposal, and achieve the sustainable management of waste	Additional space may be available for community waste facilities	Other policies in the GDF should encourage this.
16 maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	In combination with SUDS, mitigates against the potential harm, of increase in hard surface	Design guidance should seek to ensure sustainable urban drainage which intercepts pollutants and slows run off
17 increase energy efficiency and the proportion of energy generated from renewable sources	No likely significant impacts	
18 maintain low rates of unemployment and high levels of economic activity	Improvements to public transport important to ensuring employees can easily access jobs	
19 provide for appropriate commercial development opportunities to meet the needs of the economy	The trend of an increase in working from home is noted.	

C3 Dwellinghouses inside Town Centre: studio apartments 1 space; 1 or 2 bed 1 space; 3 or more beds 2 spaces, plus 1 cycle space per unit; elderly sheltered 0.5 per unit		
Sustainability Appraisal Objectives	Current policy	SPD
1 provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	Supports higher density housing	Standards now flexible to allow for differential accessibility by other modes and whether a Green Travel Plan is produced
2 improved well-being of the population, enabling people to stay independent and reducing health inequalities	Improvements to public transport important to ensuring access to facilities and services	
3 reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	Could reduce the area of hardstanding and, therefore, speed of run-off to water course	Design guidance should seek to ensure sustainable urban drainage which intercepts pollutants and slows run off
4 create and maintain safer and more secure communities	Management of illegal parking to prevent hazard	Guidance stresses importance of safety in design
5 reduce poverty and social exclusion for all sectors of the community	Improved public transport to ensuring access to facilities, services and employment	Standards now flexible to allow for differential accessibility by other modes and whether a Green Travel Plan is produced
6 create and sustain vibrant communities	No likely significant impacts	
7 make the best use of previously developed land and existing buildings, encouraging sustainable construction	Supports higher density housing	
8 ensure air quality continues to improve and noise/light pollution is reduced	Contributes to reduction in travel by car, so long as local services and facilities available	
9 conserve and enhance biodiversity within the plan area	Allows for more green space	Guidance specifically encourages landscaping
10 protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Guildford, for the benefit of both residents and visitors	Policy does not specify the importance of space design being compatible with current urban form. Management of illegal parking to prevent streetscape from deteriorating	Guidance stresses importance of compatibility with existing urban form, use of landscaping and safety in design.
11 reduce road congestion and pollution levels	Contributes to reduction in travel by car, so long as local services, facilities and jobs available	
12 reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	No likely significant impacts	
13 address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	Contributes to reduction in travel by car, so long as local services, facilities and jobs available	
14 reduce the global, social and environmental impact of consumption of resources		
15 reduce waste generation and disposal, and achieve the sustainable management of waste	Additional space may be available for community waste facilities	Other policies in the GDF should encourage this.
16 maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	In combination with SUDS, mitigates against the potential harm, of increase in hard surface	Design guidance should seek to ensure sustainable urban drainage which intercepts pollutants and slows run off
17 increase energy efficiency and the proportion of energy generated from renewable sources	No likely significant impacts	
18 maintain low rates of unemployment and high levels of economic activity	Improvements to public transport important to ensuring employees can easily access jobs	
19 provide for appropriate commercial development opportunities to meet the needs of the economy	The trend of an increase in working from home is noted.	

A1 Shops: 1. individual shops serving the community (up to 500m²) 1 car space per 30 m² 1 lorry space per 500 m²; supermarkets (less than 2500 m²) 1 car space per 18 m² 1 lorry space per 500 m²; supermarkets (more than 5000 m²) 1 car space per 14 m²; open air markets 6 spaces per vendor; DIY store, garden centres, retail parks and other uses 1 car space per 25 m² plus 1 lorry space per 500 m²; all A1 uses at least 1 cycle space per 500 m²

Sustainability Appraisal Objectives		Current policy	SPD
1	provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	No likely significant impacts	
2	improved well-being of the population, enabling people to stay independent and reducing health inequalities	Potential loss of trade if customers unable to park could contribute to closure	Policy has set a standard which would allow more parking at supermarkets, but has removed the allowance/requirement for a goods bay
3	reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	Could reduce the area of hardstanding and, therefore, speed of run-off to water course	Design guidance should seek to ensure sustainable urban drainage which intercepts pollutants and slows run off
4	create and maintain safer and more secure communities	Management of illegal parking to prevent hazard	Guidance stresses importance of safety in design
5	reduce poverty and social exclusion for all sectors of the community	Potential loss of trade if customers unable to park could contribute to closure	Policy has set a standard which would allow more parking at supermarkets, but has removed the allowance/requirement for a goods bay
6	create and sustain vibrant communities		
7	make the best use of previously developed land and existing buildings, encouraging sustainable construction	No likely significant impacts	
8	ensure air quality continues to improve and noise/light pollution is reduced	Contributes to reduction in travel by car, so long as local shops remain viable	
9	conserve and enhance biodiversity within the plan area	Allows for more green space	Guidance specifically encourages landscaping
10	protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Guildford, for the benefit of both residents and visitors	Management of illegal parking to prevent streetscape from deteriorating	Guidance stresses importance of compatibility with existing urban form, use of landscaping and safety in design.
11	reduce road congestion and pollution levels	Contributes to reduction in travel by car, so long as local shops remain viable	
12	reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	No likely significant impacts	
13	address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	Contributes to reduction in travel by car, so long as local shops remain viable	
14	reduce the global, social and environmental impact of consumption of resources		
15	reduce waste generation and disposal, and achieve the sustainable management of waste	Additional space may be available for community waste facilities	Should be encouraged
16	maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	Could reduce the area of hardstanding and, therefore, speed of run-off to water course	Design guidance should seek to ensure sustainable urban drainage which intercepts pollutants and slows run off
17	increase energy efficiency and the proportion of energy generated from renewable sources	No likely significant impacts	
18	maintain low rates of unemployment and high levels of economic activity	No likely significant impacts	
19	provide for appropriate commercial development opportunities to meet the needs of the economy	No likely significant impacts	

A3 Restaurants and cafes, A4 Drinking Establishments, A5 Hot food Take Away: 1 car space per 6m²; plus at least 1 cycle space per 140m²		
Sustainability Appraisal Objectives	Current policy	SPD
1 provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	No likely significant impacts	
2 improved well-being of the population, enabling people to stay independent and reducing health inequalities	No likely significant impacts	
3 reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	No likely significant impacts	
4 create and maintain safer and more secure communities	No likely significant impacts	
5 reduce poverty and social exclusion for all sectors of the community	No likely significant impacts	
6 create and sustain vibrant communities	No likely significant impacts	
7 make the best use of previously developed land and existing buildings, encouraging sustainable construction	No likely significant impacts	
8 ensure air quality continues to improve and noise/light pollution is reduced	Contributes to reduction in travel by car if alternatives available	Policy now permits more parking spaces than previous standards
9 conserve and enhance biodiversity within the plan area	No likely significant impacts	
10 protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Guildford, for the benefit of both residents and visitors	No likely significant impacts	
11 reduce road congestion and pollution levels	Contributes to reduction in travel by car if alternatives available	Policy now permits more parking spaces than previous standards
12 reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	No likely significant impacts	
13 address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	Contributes to reduction in travel by car if alternatives available	Policy now permits more parking spaces than previous standards
14 reduce the global, social and environmental impact of consumption of resources	Contributes to reduction in travel by car if alternatives available	Policy now permits more parking spaces than previous standards
15 reduce waste generation and disposal, and achieve the sustainable management of waste	Additional space may be available for community waste facilities	Should be encouraged
16 maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	No likely significant impacts	
17 increase energy efficiency and the proportion of energy generated from renewable sources	No likely significant impacts	
18 maintain low rates of unemployment and high levels of economic activity	No likely significant impacts	
19 provide for appropriate commercial development opportunities to meet the needs of the economy	No likely significant impacts	

B1 Business use: offices, business parks, light industrial, high technology and research parks 1 space per 30m² plus at least 1 cycle space per 700 m²			
Sustainability Appraisal Objectives	Current policy	SPD	
1	provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	No likely significant impacts	
2	improved well-being of the population, enabling people to stay independent and reducing health inequalities	Potential for investment to seek opportunities where less restriction	Policy now permits more parking spaces than previous standards
3	reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	In combination with SUDS, mitigates against the potential harm, of increase in hard surface	Design guidance should seek to ensure sustainable urban drainage which intercepts pollutants and slows run off
4	create and maintain safer and more secure communities	Management of illegal parking to prevent hazard	Guidance stresses importance of safety in design
5	reduce poverty and social exclusion for all sectors of the community	Potential loss of trade if customers unable to park could contribute to closure	Policy now permits more parking spaces than previous standards
6	create and sustain vibrant communities	Investment may seek less restricted location	
7	make the best use of previously developed land and existing buildings, encouraging sustainable construction	Supports this SA Objective	
8	ensure air quality continues to improve and noise/light pollution is reduced	Contributes to reduction in travel by car	Policy now permits more parking spaces than previous standards
9	conserve and enhance biodiversity within the plan area	Potentially more space for habitat creation	Policy now permits more parking spaces than previous standards
10	protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Guildford, for the benefit of both residents and visitors	Management of illegal parking to prevent streetscape from deteriorating	Guidance stresses importance of compatibility with existing urban form, use of landscaping and safety in design.
11	reduce road congestion and pollution levels	Contributes to reduction in travel if alternatives available. Showers etc also needed	Policy now permits more parking spaces than previous standards
12	reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)		
13	address the causes of climate change and ensure that the Borough is prepared for its impacts	Contributes to reduction in travel if alternatives available	Policy now permits more parking spaces than previous standards
14	reduce the global, social and environmental impact of consumption of resources		
15	reduce waste generation and disposal, and achieve the sustainable management of waste	No likely significant impacts	
16	maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	In combination with SUDS, mitigates against the potential harm, of increase in hard surface	Design guidance should seek to ensure sustainable urban drainage which intercepts pollutants and slows run off
17	increase energy efficiency and the proportion of energy generated from renewable sources	No likely significant impacts	
18	maintain low rates of unemployment and high levels of economic activity	Investment may seek less restricted location	Policy now permits more parking spaces than previous standards
19	provide for appropriate commercial development opportunities to meet the needs of the economy		

B2 General Industrial Use: 1 space per 30m² plus at least 1 cycle space per 850 m²		
Sustainability Appraisal Objectives	Current policy	SPD
1 provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	No likely significant impacts	
2 improved well-being of the population, enabling people to stay independent and reducing health inequalities	Potential for investment to seek opportunities where less restriction	Policy now permits more parking spaces than previous standards
3 reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	In combination with SUDS, mitigates against the potential harm, of increase in hard surface	Design guidance should seek to ensure sustainable urban drainage which intercepts pollutants and slows run off
4 create and maintain safer and more secure communities	Management of illegal parking to prevent hazard	Guidance stresses importance of safety in design
5 reduce poverty and social exclusion for all sectors of the community	Potential loss of trade if customers unable to park could contribute to closure	Policy now permits more parking spaces than previous standards
6 create and sustain vibrant communities	Investment may seek less restricted location	
7 make the best use of previously developed land and existing buildings, encouraging sustainable construction	Supports this SA Objective	
8 ensure air quality continues to improve and noise/light pollution is reduced	Contributes to reduction in travel by car	Policy now permits more parking spaces than previous standards
9 conserve and enhance biodiversity within the plan area	Potentially more space for habitat creation	Policy now permits more parking spaces than previous standards
10 protect, enhance, and where appropriate make accessible for enjoyment the natural, archaeological and historic environments and cultural assets of Guildford, for the benefit of both residents and visitors	Management of illegal parking to prevent streetscape from deteriorating	Guidance stresses importance of compatibility with existing urban form, use of landscaping and safety in design.
11 reduce road congestion and pollution levels	Contributes to reduction in travel if alternatives available. Showers etc also needed	Policy now permits more parking spaces than previous standards
12 reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)		
13 address the causes of climate change and ensure that the Borough is prepared for its impacts	Contributes to reduction in travel if alternatives available	Policy now permits more parking spaces than previous standards
14 reduce the global, social and environmental impact of consumption of resources		
15 reduce waste generation and disposal, and achieve the sustainable management of waste	No likely significant impacts	
16 maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	In combination with SUDS, mitigates against the potential harm, of increase in hard surface	Design guidance should seek to ensure sustainable urban drainage which intercepts pollutants and slows run off
17 increase energy efficiency and the proportion of energy generated from renewable sources	No likely significant impacts	
18 maintain low rates of unemployment and high levels of economic activity	Investment may seek less restricted location	Policy now permits more parking spaces than previous standards
19 provide for appropriate commercial development opportunities to meet the needs of the economy		