



SCOTT WILSON Planning Environment & Design
Sustainability Appraisal and Strategic Environmental
Assessment of Guildford Local Development Framework

Sustainable Development Supplementary Planning
Document

S U S T A I N A B I L I T Y A P P R A I S A L
R E P O R T

July 2005



Scott Wilson

We work with clients to develop, implement and evaluate projects, programmes and change initiatives to improve performance and reduce risk.

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of Guildford Local Development Framework

Sustainability Appraisal Report
July 2005

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1 SUMMARY AND OUTCOMES

1.1 Non-technical summary

1.1.1 The Guildford Borough Sustainable Development Supplementary Planning Document (SPD) was examined to see how it could be improved to support the Governments principles for sustainable development. These are:

- Living within environmental limits
- Ensuring a strong healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

1.1.2 The SPD has been developed to set out guidance on how to achieve good practice in sustainable construction of individual buildings and structures and in the formulation of sustainable communities and covers the following themes:

- The Local Context
- The Built Form
- Water
- Energy
- Movement
- Waste and Recycling
- Landscape and Wildlife

1.1.3 Sustainability issues in the Borough were identified in the Local Development Framework (LDF) Sustainability Appraisal Scoping Report and have been included again here. The purpose for this is to ensure consideration is given to addressing these issues where possible through the Sustainable Development SPD.

1.1.4 The main significant beneficial effects of the SPD affect the following Sustainability Appraisal objectives:

- To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health. The SPD themes that perform very well against this objective are The Built Form, Movement and Landscape and Wildlife. The Movement objective encourages walking and cycling and should have very positive long-term benefits on health. Cumulative effects from the three objectives should significantly improve the quality of life of residents due to improvements in amount of daylight, south-facing gardens and areas of landscape and wildlife value.
- To reduce the risk of flooding and the resulting detriment to public well-being, the economy and environment. The SPD themes that perform very well against this objective are Water and Landscape and Wildlife. The Water objective should ensure that the likelihood of flood is reduced and that sustainable drainage systems are used. Areas of floodplain rich in biodiversity will be protected and this protection will reduce the risk of future flood as the vegetation will aid the drainage of the floodplain.

- To 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. The SPD themes that perform very well against this objective are The Local Context and Landscape and Wildlife. The Local Context objective aims to integrate new development with its surrounds and protect the character of the environment, particularly historic and cultural assets.
- To reduce road congestion and pollution levels. The SPD theme that performs very well against this objective is Movement. The objective is designed to first reduce the need to travel and then promote sustainable modes of transport. This combination should help to reduce road congestion.
- To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts. The SPD themes that perform very well against this objective are Energy and Movement.
- To increase energy efficiency and the proportion of energy generated from renewable sources. The SPD theme that performs very well against this objective is Energy. The beneficial impacts here will increase with time as more and more renewable energy is generated and energy efficiency measures begin to reduce demand.

1.1.5 The main significant negative effects of the SPD affect the following Sustainability Appraisal objectives:

- To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford. The SPD themes that place constraints on the achievement of this objective are The Built Form and Energy. The combined effect of the requirements within the Built Form and Energy topics for energy efficiency and 'Excellent' BREEAM building standards would make affordable housing more expensive to build, but this would be partially offset by savings to the tenants in the longer term, over the life of the building. Renewable energy is a particular example of increased short-term costs.
- To maintain low rates of unemployment and high levels of economic activity. The SPD themes that place constraints on the achievement of this objective are Water and Landscape and Wildlife. The result could be that there are limitations on the identification of suitable sites for commercial development due to floodplain or biodiversity issues.
- To provide for appropriate commercial development opportunities to meet the needs of the economy. The SPD themes that place constraints on the achievement of this objective are Water and Landscape and Wildlife. The result could be that there are limitations on the identification of suitable sites for commercial development due to floodplain or biodiversity protection issues.

1.2 Statement on the difference the process has made

1.2.1 The Sustainability Appraisal makes a series of recommendations that might improve the Sustainable Development Supplementary Planning Document or its implementation. These are listed in Section 6.3. At the time of writing Guildford Borough Council has incorporated some recommended mitigation measures into

the draft SPD. Others have been identified for future consideration following public consultation. Furthermore, where opportunities arise, the Council will address other issues and / or new objective(s), which do not currently link in well with its responsibilities as a Local Planning Authority or those which have no link to a policy of the Local Plan 2003

- 1.2.2 The ultimate effectiveness of the SPD from the point of view of sustainable development will depend on an effective partnership between Guildford Borough Council, prospective developers and the wider community.

1.3 How to comment on the report

- 1.3.1 To comment on this report please contact:

Tracey Haskins in Environmental Policy and Design Services on 01483 444 464, by e-mail to planningpolicy@guildford.gov.uk or in writing to:

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2 BACKGROUND

2.1 Purpose of the Sustainability Appraisal and the Sustainability Appraisal Report

- 2.1.1 Sustainability Appraisal (SA) is a requirement under the Planning and Compulsory Purchase Act 2004 for Local Development Documents and Supplementary Planning Documents that comprise a Local Development Framework (LDF).
- 2.1.2 The purpose of SA is “*to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. [It is] an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.*” (ODPM, 2004)
- 2.1.3 The SA Report supports the public consultation on the Sustainable Development SPD, as required by the Regulation 26 of the Town and Country Planning (Local Development) (England) Regulations, 2004. It is intended to inform decision makers at the Council, alongside public and stakeholder responses to the consultation, before the SPD is finalised. Issuing the SA Report alongside the SPD helps provide objective information for consultees, so that their responses can be made in full awareness of the predicted sustainability impacts of different 'options'. It also shows what information is being fed into the decision making process and how this was arrived at.

2.2 Plan Objectives and outline of contents

- 2.2.1 The Sustainable Development Supplementary Planning Document (SPD) has been developed to promote and set out guidance on how to achieve good practice in sustainable construction, of individual buildings and structures, but also in the formulation of sustainable communities.
- 2.2.2 The SPD covers the following themes:
- The Local Context
 - The Built Form
 - Water
 - Energy
 - Movement
 - Waste and Recycling
 - Landscape and Wildlife
- 2.2.3 The original stated SPD Objectives are:
- Development is in context with its surrounds, so that it integrates and interacts with established areas and is not isolated, out of scale or inappropriate;
 - That buildings are designed and constructed to ensure that they are flexible over the life cycle of the building, healthy, accessible to all members of the community, within the character and scale of the

- surroundings, and resource and energy efficient. Such sustainable development issues will be addressed from the earliest concept stage through to the detailed design and construction of the development;
- To improve the design and layout of developments to maximise energy efficiency, increase the proportion of energy supplied from renewable or other low impact sources and reduce demand for energy consumption;
 - To make efficient use of all water resources and promote the use of Sustainable Drainage Systems to minimise the risk of flooding and water pollution while enhancing biodiversity;
 - Reduce the need to travel in the Borough by unsustainable modes, and to support and promote public transport accessibility, walking and cycling;
 - To ensure that resources and materials are not wasted by the promotion of appropriate development and the inclusion of recycling facilities within new development, whilst encouraging the effective management of waste over the developments life cycle; and
 - To maintain and enhance the biodiversity within the Borough, balance the needs of development with conservation and protect important plant and animal species. The Borough Council will ensure that developments enhance the natural environment.

2.3 Compliance with the SEA Directive / Regulations

- 2.3.1 In summer 2001, the European Union legislated for Strategic Environmental Assessment (SEA) with the adoption of Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the 'SEA Directive'). The Directive applies to a range of UK plans and programmes whose preparation began after 21st July 2004, or whose formal adoption is not complete by 21st July 2006.
- 2.3.2 The SEA Directive calls for an Environmental Report "*identifying, describing and evaluating the likely significant environmental effects of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme*".
- 2.3.3 Draft Government guidance is intended to integrate the requirements of the SEA Directive into the SA process. To comply with the Directive, Authorities are obliged to report on the environmental impacts of various alternatives considered before the plan is adopted.

Compliance with the SEA Directive:

Where this report addresses the requirements of the SEA Directive, this will be explained in a box like this.

3 APPRAISAL METHODOLOGY

3.1 Approach to the Sustainability Appraisal

3.1.1 As the saved policies from the Guildford Borough Local Plan (2003) have not undergone Sustainability Appraisal (SA), the procedure was to first to appraise each of the saved policies from the Local Plan against the SA Objectives, and to give to a score against each objective over the short, medium and long term, as shown in Table 1. Summaries were written on the likely sustainability impact of each saved policy based on the scores. The results are recorded in Appendix 1.

Table 1: SA scoring criteria

Symbol	Likely effect against the SA Objective
✓✓	Very beneficial
✓	Beneficial
~	None
?	Uncertain or insufficient information on which to determine
X	Negative

3.1.2 An appraisal of the Objectives and Sustainability Solutions in the SPD was then undertaken, along with an appraisal of the related appendices, using the likely impacts of the saved policies in the Local Plan as the ‘business as usual’ baseline. Summaries were written on their effects and measures were proposed to mitigate the likely negative and enhance the positive effects in each case and monitoring proposals were put forward. The results are recorded in Appendix 2.

3.1.3 The SPD Objectives were tested for compatibility with the SA Objectives and the results recorded in the matrix in Appendix 4 .

3.2 When the Sustainability Appraisal was carried out

3.2.1 The SA of the Sustainable Development SPD was carried out during May and June 2005.

3.3 Who carried out the Sustainability Appraisal?

3.3.1 Scott Wilson carried out the Sustainability Appraisal with officers of Guildford Borough Council supporting the appraisal. The Scoping Report used for the appraisal was produced by officers from Guildford Borough Council and was improved by incorporating relevant advice received from those organisations responding to the Scoping Report consultation (January – February 2005). The Scoping Report and SA Framework were reviewed specifically for the Sustainable Development SPD appraisal by Scott Wilson, in accordance with the government’s guidance set out in the Interim Advice Note on Frequently Asked Questions (April 2005).

3.4 Who was consulted, when and how?

Compliance with the SEA Directive:

The Environmental Report should provide information on:

“Authorities which, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans and programmes ...shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report” (Article 5.4).

- 3.4.1 Consultation on the SEA / SA Scoping Report began in January 2005. Responses were invited from a range of relevant bodies and stakeholders, residents and local amenity groups. Consultation on the scope of the Sustainability Appraisal closed on 28th February 2005 and responses were received from 33 consultees, including English Nature, English Heritage and the Environment Agency.
- 3.4.2 The Scoping Report was reviewed to ensure the appropriateness of the SA Framework for use in the appraisal of the SPD. Further consultation on the SA / SEA Scoping Report took place in May 2005. Responses were invited from:
- Countryside Agency
 - Environment Agency
 - English Heritage
 - English Nature
- 3.4.3 English Nature responded to the consultation within the five week statutory period and agreed with the Council's view that the existing SA / SEA Scoping Report contained an adequate SA Framework with which to appraise the SPD.
- 3.4.4 Regulation 9(2)(b) of the SEA Regulations requires plan-making authorities to consult the Environment Agency, English Nature, English Heritage and the Countryside Agency to determine whether their plan falls within the scope of the SEA Directive (EC 42/2001). Guildford Borough Council takes the view that the Sustainable Development SPD clearly is subject to SEA, undertakes to comply with the Directive's requirements and therefore regards this consultation as unnecessary.

4 SA OBJECTIVES, BASELINE & CONTEXT

4.1 Links to other strategies, plans and programmes and sustainability objectives

Compliance with the SEA Directive:

The Environmental Report should provide information on:

“The relationship [of the plan or programme] with other relevant plans and programmes” (Annex I (a))

“The environmental protection objectives, established at international, [European] Community or national level, which are relevant to the plan or programme ... and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I (a), (e))

- 4.1.1 Links with other plans and programmes are given in the scoping report for the Guildford Local Development Framework. In addition, the related plans and programmes listed in Table 2 below were reviewed, both to update and extend the context review undertaken in the original scoping process. The full review is available in Appendix 3.

Table 2: Related plans and programmes reviewed to update Scoping Report

National Level	
1	PPG25: Development & Flood Risk
2	PPS25: Renewable Energy
3	PPG10: Planning and Waste Management
4	PPS10: Planning for Sustainable Waste Management
5	One Future – Different Paths: The UK's Sustainable Development Framework
Regional Level	
6	The South East Plan Core Document: Consultation Draft
Local Level	
7	Surrey Design Guide
8	Surrey Local Transport Plan
9	Surrey Biodiversity Action Plan
10	Surrey Hills AONB Management Plan
11	Guildford Borough Council Community Plan

4.2 Description of the social, environmental and economic baseline characteristics and the predicted future baseline

Compliance with the SEA Directive:

The Environmental Report should provide information on:

“Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of the areas likely to be significantly affected” (Annex I (b), (c))

- 4.2.1 The description of the social, environmental and economic baseline characteristics and the predicted future baseline can be found in Section 4 of the Sustainability Appraisal Scoping Report.

4.3 Difficulties in collecting data and limitations of the data

- 4.3.1 No new data collection was undertaken as part of this appraisal.

4.4 The Sustainability Appraisal Framework

- 4.4.1 SA should take an objective and balanced view, yet be carried out by persons able to consider and respond to local circumstances. In developing the SA Framework Guildford Borough Council has, therefore, consulted a combination of groups and individuals in reaching this stage of the SA for the SPD these include:

- Surrey Local Planning Authority Peer Group - to establish key objectives and principles;
- GBC specialists and other government organisations - to gather baseline information;
- Planning Officers - to identify initial LDF Issues and Options;
- Independent consultants - to provide objective appraisal of options; and
- The public and key stakeholders (with economic, environment or social interests) - to clarify key issues and their significance.

- 4.4.2 This process has resulted in the SA Framework used to appraise the Sustainable Development SPD, shown in Figure 1 below:

<i>Policy / Sustainable Development Objective text:</i>				
<i>Sustainability Appraisal Objectives</i>	<i>Assessment</i>			<i>Comments / Proposed Mitigation</i>
	<i>Short Term</i>	<i>Medium Term</i>	<i>Long Term</i>	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford				
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health				
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment				
4. To create and maintain safer and more secure communities				
5. To reduce poverty and social exclusion for all sectors of the community				
6. To create and sustain vibrant communities				
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction				
8. To ensure air quality continues to improve and noise/light pollution is reduced				
9. To conserve and enhance biodiversity within the plan area				
10. To 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				
11. To reduce road congestion and pollution levels				
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)				
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts				
14. To reduce the global, social and environmental impact of consumption of resources				
15. To reduce waste generation and disposal, and achieve the sustainable management of waste				
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management				
17. To increase energy efficiency and the proportion of energy generated from renewable sources				
18. To maintain low rates of unemployment and high levels of economic activity				
19. To provide for appropriate commercial development opportunities to meet the needs of the economy				
Summary:				

Figure 1: SA Framework used during the appraisal

4.5 Main social, environmental and economic issues and problems identified

Compliance with the SEA Directive:

The Environmental Report should provide information on:

“Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I (c))

- 4.5.1 Guildford Borough Council identified the key sustainability issues in the SA Scoping Report. Table 3 provides a summary of these issues.

Table 3 Summaries of Guildford Borough Key Sustainability Issues

SA Topic	Key Sustainability Issues
Population	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.
Human Health	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.
Amenity	According to the State of the District – An Economic, Social and Environmental Audit of Guildford (2003), Guildford has below average performance in terms of local amenities. The BVPI survey (2004) found residents felt that traffic congestion, wage levels and cost of living, affordable decent housing, levels of crime and pollution levels were all deteriorating.
Noise Sources	Road traffic 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. Railway noise is less of an issue. Similarly, aviation noise is not a major social (economic or environmental) issue for the borough.
Housing Provision & Costs	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. 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.
Social Inclusiveness	There are pockets of relative deprivation within Stoke and Westborough wards.
Access to public transport	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.
Crime	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.
Vibrant communities	The key issue is access for the whole population to facilities and to decision-making, which affects their future provision.
Material Assets	Affordable housing is an identified key priority. The Guildford Housing Needs Assessments (1999 and 2004) identify a requirement for more affordable housing. 2749 people are currently on the homeless register. The majority of this affordable housing needs to be of 1 and 2 bedrooms.
Biodiversity, Flora and fauna	Sites of Special Scientific Interest (SSSI's) – 16 nationally important sites in the borough. Data awaited on the number of Local and/or National Nature Reserves. There are 140 Sites of Nature Conservation Importance (SNCI) and a proposed special protection area (pSPA) – 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.
Soil and Land Contamination	Approximately 300 known contaminated sites exist. The need for additional remediation must be recognised as an issue.
Climatic factors	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). 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.
Open Landscape	Green Belt - 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. Area of Outstanding Natural Beauty (AONB) - Large areas of the borough are within the Surrey Hills AONB. The majority of the areas covered by AONB are also Areas of Great Landscape Value, recognised as being of county importance and covering the southern half of the borough (shown on proposals map of Local Plan 2003).
Traffic Congestion & Volume	Transport 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. There are 68.3 km of cycle routes in the borough. Cycling currently accounts for around 2% of all trips
Water Quality & Quantity	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. Domestic water use – household consumption of water is rising.
Economic Development	Surrey wide economic issues which are also 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

	<p>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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5 SPD ISSUES AND OPTIONS

Compliance with the SEA Directive:

The Environmental Report should provide information on:

The Environmental Report should consider “reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme” and give “an outline of the reasons for selecting the alternatives dealt with” (Article 5.1 and Annex I (h))

5.1 Main strategic options considered and how they were identified

- 5.1.1 Guildford Borough Council considered a range of options during the development of the saved policies upon which the Sustainable Development SPD is based. The SPD is constrained by the content of the Guildford Borough Local Plan in the consideration of alternatives and therefore options did not undergo Sustainability Appraisal. Future improvements of the Sustainable Development SPD will offer the opportunity to look again at alternatives, in light of the policies and proposals set out in the LDF Core Strategy (when this is adopted).

5.2 Comparison of the social, environmental and economic effects of the options

- 5.2.1 Options were considered during the development of the Guildford Borough Local Plan and are beyond the scope of this report.

5.3 How social, environmental and economic issues were considered in choosing the preferred options

- 5.3.1 Options were considered during the development of the Guildford Borough Local Plan and are beyond the scope of this report.

5.4 Other options considered, and why these were rejected

- 5.4.1 Options were considered during the development of the Guildford Borough Local Plan and are beyond the scope of this report.

5.5 Mitigation measures proposed at the scoping stage

- 5.5.1 No mitigation measures were proposed at the scoping stage.

6 SAVED POLICIES AND SPD OBJECTIVES

Compliance with the SEA Directive:

Information to be provided in the Environmental Report include:

“The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects” (Annex I (f) and footnote)

6.1 Significant social, environmental and economic effects of the preferred policies

To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford

- 6.1.1 The Guildford Borough Local Plan (2003) contains a policy requiring developers to provide at least 30% affordable housing on sites exceeding defined thresholds, currently 15 units or 0.5 hectares in urban areas and 10 units or 0.4 hectares elsewhere. The SPD objectives relating to the Built Form and to Energy place potential constraints on achieving this and the SA objective. The built form objective requires all developments to meet BREEAM ‘Excellent’ standards, which is likely to add to capital costs. Energy targets for commercial and a residential development of 10% to be provided by renewable sources are likely to impose further costs on development. The combined effect might be to make affordable housing more expensive to build, but this would be partially offset by savings to the tenants in the longer term, over the life of the building. Renewable energy is a particular example of increased short-term costs. It is unclear whether the water and movements objectives might place constraints on the identification of suitable sites for development. The other Sustainable Development SPD objectives have no impact on the provision of sufficient affordable housing.

To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health

- 6.1.2 Generally the health of people in Guildford compares very well with people in other parts of the country. The Sustainable Development SPD contains objectives that can maintain and enhance this situation. Three of the SPD objectives are likely to have positive impacts on the improved health and well being of the population they are: the Built Form, Movement and Landscape and Wildlife. The Movement objective encourages walking and cycling and should have very positive long-term benefits on health, it also promotes public transport improvements that may help people to stay independent. Cumulative effects from these three objectives should significantly improve the quality of life of residents resulting from improvements in amount of daylight, sunny gardens, attractive safe cycle routes and nearby areas of wildlife and landscape value.

To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment

- 6.1.3 PPG25 advocates that flood risk should be considered at all stages of the planning and development process in order to reduce future damage to property and loss of life. Planning should seek where possible to reduce and certainly not to increase flood risk. The responding SPD objective covering Water ensures that the likelihood of flood risk is reduced and that sustainable drainage systems are used in infrastructure for development. The long-term impacts of this are thought to be very positive. The other SPD objective that positively contributes to this SA objective is Landscape and Wildlife. Areas of floodplain that are afforded protection owing to their designated biodiversity status will positively contribute to reducing the risk of flooding by the uptake of water from the ground, precipitation and runoff and binding the soil preventing erosion. The impacts for this objective will be short, medium and long-term beneficial.

To create and maintain safer and more secure communities

- 6.1.4 Guildford is a relatively safe place to live. Recorded crime statistics show that the Borough is ranked 95 out of 376 authorities in England and Wales. Nevertheless vehicle crime and violent crime is higher in Guildford than the Surrey average and fear of crime is a factor difficult to quantify. The Local Context objective to build developments in context with their surrounds, using good design, should have positive impacts on this SA objective, as good design will consider safety at the outset. The Movement SPD objective should have beneficial impacts on safety. A Community Plan (2003) priority is for a network of safe cycle and walking routes. It is not clear though what the overall impacts of this objective will be on making communities more secure as the words safe or secure do not appear in the objective itself.

To reduce poverty and social exclusion for all sectors of the community

- 6.1.5 The SA Scoping Report states that Guildford is, in the main, an affluent area but there remain pockets of deprivation. The Movement SPD objective may, in the long-term, positively address the social exclusion factor of this SA objective. Better transport choice and the additional provision of extra facilities in new developments (e.g. crèches, home office space), which accompanies the objective, should help reduce social exclusion. The Surrey Design Guide states that 'the emphasis in design will be on pedestrians, people with mobility impairments, cyclist and public transport.' Improved access for disabled people to a choice of modes of transport will have beneficial impacts for reducing social exclusion – which can be significant among people with mobility impairments.

To create and sustain vibrant communities

- 6.1.6 Vibrancy of a community can be defined as the ability of that community to function and grow by itself. Health, well-being, access to services and facilities, reduced fear of crime underpin the ability of a community to function in a satisfactory way. The two SPD objectives that positively impact on the vibrancy of communities are Movement and Landscape and Wildlife. Given that greenspace, landscape and wildlife are beneficial to people's well-being they are, *ipso facto*, also beneficial to community well-being and vibrancy. Better transport choice and the additional

guidelines for the provision of extra facilities in new developments (e.g. crèches, home office space) will help create and sustain vibrant communities.

To make the best use of previously developed land and existing buildings, encouraging sustainable construction

- 6.1.7 The Local Context objective steers development towards previously developed land so this has beneficial impact on making the best use of such land. The Waste and Recycling objective positively affects making the best use of existing buildings and encouraging sustainable development. In the supplementary sustainability solutions that accompany this objective it states that the Council will support development that re-uses construction and demolition materials thereby encouraging sustainable construction. Two objectives, Movement and Water, place potential constraints on the use of previously developed land. If such land was found to increase the need to travel by private car the Council may not permit development. Similarly the identification of suitable Brownfield sites may be constrained by areas of floodplain, Guildford Borough Council would adopt the risk-based approach to assess on a case-by-case basis.

To ensure air quality continues to improve and noise/light pollution is reduced

- 6.1.8 There are no likely significant impacts on air quality from the Sustainable Development SPD objectives.

To conserve and enhance biodiversity within the plan area

- 6.1.9 The most obviously compatible SPD objective is Landscape and Wildlife, which ensures the consideration of biodiversity by encouraging ecological surveys, the use of native species in planting and maximising the use of existing landscape features, such as hedgerows, ponds and trees. The sustainability solutions associated with this objective could be strengthened further to refer to the incorporation of habitat creation and enhancement in addition to habitat linkages and buffer zones. This would have the effect of enhancing the positive impacts of this objective.

- 6.1.10 The Local Context objective steers development towards previously developed land, which is less likely to be rich in biodiversity thereby facilitating the conservation of existing biodiversity resources. This objective also requires development to be in context with its surroundings implying the protection of on-site ecological assets.

To 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

- 6.1.11 The Local Context objective has very beneficial impacts on this SA objective, integrating development with its surrounds, aims to protect the character of the environment and make more accessible the cultural assets. Where historic environments or cultural assets feature in or adjacent to areas rich in biodiversity that afford protection under the Landscape and Wildlife objective, the objective can be described as having indirect beneficial impacts from protection of coincidental

and adjacent sites. Another possible indirect benefit may arise from the Water topic by directing development away from areas of greatest flood risk.

To reduce road congestion and pollution levels

- 6.1.12 The Movement objective has very beneficial impacts on the goal of reducing road congestion and pollution levels. The objective is designed firstly to reduce the need to travel and then promote sustainable travel modes. This combination should reduce road congestion and pollution levels, though there is still the question of population uptake of other modes and the generation of traffic by new development. There are uncertainties over the possible impacts of the Water objective advocating the use of SuDS and possible ensuing increased seriousness of any pollution incident. More questions are raised by the Local Context objective; if this implies the capping of traffic growth as “being in context with surroundings” there would be beneficial impacts.

To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)

- 6.1.13 In respect of the Local Context SPD objective, if the previously developed land the development is directed towards is contaminated some remediation is likely to follow thereby reducing the area of land affected by contamination. There are no direct requirements within the Sustainable Development SPD to remediate contaminated land and much will depend on the use to which the site will be put. Residential developments that include gardens would be likely to require remediation if sited on contaminated land, but dense blocks of flats with no gardens or commercial developments may not require remediation. This said a development that covers an area of land with a concrete covering, such as a car park, has the effect of capping and sealing the contamination within the ground.

To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts

- 6.1.14 There are two SPD objectives that address the causes of climate change, Energy and Movement. The beneficial impacts however will be manifested over the longer term. Using renewable sources for energy or clean energy is widely acknowledged to be a positive movement towards reducing emissions of greenhouse gases by reducing demand for unsustainable energy that produces such emissions. The Movement objective also aims to reduce emissions by reducing the need for reliance on, and over-use of, the private car – a large contributor to air pollution in this country.
- 6.1.15 The Water objective is more focused on preparing the Borough of Guildford for the impacts of climate change, namely the increased risk of flooding. Safeguarding our floodplains, employing the use of soft engineering techniques and a greater awareness of the potential and risks of flooding will have very beneficial long-term impacts on this SA objective.
- 6.1.16 The Built Form SPD objective may have some positive longer-term cumulative effects on climate change through more sustainable techniques employed in development design and construction.

To reduce the global, social and environmental impact of consumption of resources

- 6.1.17 Many of the SPD topics are geared towards reducing the impact of consumption of resources and this is not surprising due to this being a central feature of sustainable development. Making efficient use of water resources under the Water objective implies the ability to reduce the consumption of this resource. The Built Form objective will have positive effects by encouraging resource efficiency through re-use of construction and demolition materials and sustainably sourced materials. Similarly the Waste and Recycling topic advocates the re-use of construction and demolition materials. Reducing the demand for travel in the Movement category and promoting more sustainable modes of travel should reduce the impact of consumption of motor fuel – a non-renewable resource.
- 6.1.18 Using renewable sources for energy reduces the demand for non-renewable sources and hence the impact of consumption of resources.

To reduce waste generation and disposal, and achieve the sustainable management of waste

- 6.1.19 Two topics impact this SA objective: Waste and Recycling and Built Form. The Waste and Recycling topic encourages the minimisation of waste through re-use of materials but there are other methods that could additionally be considered in order to minimise waste. More focus could be placed on the waste hierarchy to further strengthen this objective. The waste hierarchy is designed so consideration is first given to reducing waste arisings, then re-use before recycling before energy recovery and finally disposal. The Built Form objective through re-use of materials supports waste minimisation.

To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management

- 6.1.20 The Water objective clearly addresses the SA goal to achieve sustainable water resources management. The Landscape and Wildlife objective will likely have indirect benefits for water quality through preservation of the aquatic environment.

To increase energy efficiency and the proportion of energy generated from renewable sources

- 6.1.21 There is a direct positive correlation between Guildford Borough's Sustainable Development Energy topic and this SA objective. The beneficial impacts should become very beneficial in the long-term; this will be due to the cumulative effects over time of more and more energy efficient buildings and greater quantities of energy generated from renewable sources. There may though be some initial cost implications that stifle at least the short-term achievement. The Built Form objective supports the Energy topic by also requiring new building design and construction to be energy efficient and facilitate the use of passive solar design. Importantly, more emphasis should be placed on reducing demand for energy through energy saving / efficiency techniques.

To maintain low rates of unemployment and high levels of economic activity

6.1.22 There may be a potential for job creation through the Movement objective by the creation of more jobs in public transport and associated industries if there is enough investment in the public transport system to warrant it. If this were the case there would be beneficial effects by contributing to reducing levels of unemployment. Similarly for the Energy objective, increased development and drive in the energy industry will lead to an expansion in this sector and job creation should follow.

6.1.23 Potential constraints for maintaining low levels of unemployment may come from the Water and Landscape and Wildlife objectives if they restrict the identification of suitable sites for business and commercial development due to floodplain or biodiversity issues.

To provide for appropriate commercial development opportunities to meet the needs of the economy

6.1.24 The Water and Landscape and Wildlife objectives place potential constraints on the identification of suitable sites for commercial development, though the words 'balance the needs of development with conservation' could lead to preference for the development if a good enough case is put forward. Another potential negative impact identified is from the Movement topic. Again it is a likely constraint on the identification of sites to bring forward for development if the sites are not, or could not be, serviced by modes of transport other than the car.

6.2 SPD Topics and SA Objectives

6.2.1 A matrix detailing the appraisal of the Sustainable Development SPD objectives against the SA objectives can be found in Appendix 4.

6.3 How social, environmental and economic problems were considered in developing the policies

6.3.1 The Sustainable Development SPD does not have policies as such, but objectives that are based on saved policy in the Adopted Local Plan (2003). For this reason changes that may be desirable in light of social, environmental and economic problems can not be made to the Local Plan policies. Such problems are addressed through mitigation in the section 6.4.

6.4 Proposed mitigation measures

Compliance with the SEA Directive:

The Environmental Report should provide information on:

“The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme...” (Annex I (g))

- 6.4.1 The following mitigation measures in Tables 4 and 5 are proposed to address the negative and enhance the positive sustainability impacts of the Sustainable Development SPD. They consist of recommended modifications to the draft SPD and suggestions for enhancements to related plans and programmes.
- 6.4.2 Mitigation is presented within two sub headings: mitigation that can immediately be taken into account to improve the SPD and mitigation to be considered for future implementation, to be taken into account alongside the comments of consultees following public consultation on the draft SPD. Mitigation in the form of rewording some of the objectives has also been proposed and immediately follows the mitigation tables in each section. The proposed mitigation to the SPD objectives is shown in green.

Table 4 Mitigation measures than the Council will incorporate into the draft SPD

<p>General Comment</p> <p>As the new UK Sustainable Development Strategy identifies climate change as the number one priority, this important plan should be clearly identified in the draft SPD, together with Guildford Borough Council's own Energy and Climate Change Strategies.</p>
<p>Landscape and Wildlife- Sustainability Solutions</p> <p>The use of the term 'threatened' in this section would be better amended to 'affected', as the former can be interpreted as a technical term with alternative meaning.</p>
<p>Landscape and Wildlife- Sustainability Solutions</p> <p>The statement referring to the encouragement of native species in planting schemes would benefit from being expanded to say 'UK natives derived from seed of local provenance' to avoid the use of native cultivars etc from Europe. (See www.floralocale.org).</p>
<p>Landscape and Wildlife- Appendix 6</p> <p>The section referring to the individual benefits of urban trees appears to be somewhat detailed given the nature of this report and this section may benefit from being edited.</p>
<p>Sustainability Objective 1</p> <p>Development protects Guildford's heritage and is in context with its surrounds, so that it integrates and interacts with established areas and is not isolated, out of scale or inappropriate.</p>
<p>Sustainability Objective 2</p> <p>That buildings are designed and constructed to ensure that they are flexible over the life cycle of the building, healthy, safe, accessible to all members of the community, within the character and scale of the surroundings, and resource and energy efficient. Such sustainable development issues will be addressed from the earliest concept stage through to the detailed design and construction of the development.</p>
<p>Sustainability Objective 5</p> <p>Reduce the need to travel in the Borough by unsustainable modes, and to support and promote public transport accessibility, safe walking and cycling routes.</p>

Table 5 Mitigation measures the Council will consider following public consultation

General Comment

As the new UK Sustainable Development Strategy identifies climate change as the number one priority, this topic would warrant a dedicated section to itself covering measures to combat climate change and means of adapting to it.

The Built Form – Policy

Section 2 quotes the draft South East Plan on resource use and waste reduction. The policy implies that by specifying a BREEAM rating will lead to improved resource use. Due to the flexible nature of BREEAM, developers do not necessarily have to focus on the resource credits. For example, it is often the case with timber credits that developers will not bother trying to achieve the credit due to the difficulty of proving FCS certification and will instead opt to gain credits elsewhere. Setting a BREEAM target may not necessarily lead to an increase in resource efficiency. This is a South East Plan issue more than one which the local SPD can address.

The Built Form - Appendix 1

There are a number of different BREEAM schemes for different types of property. Where there is no existing scheme for a property type, the only option is for BRE to develop a bespoke system. This is both a costly and lengthy process, and may be a deterrent to developers - this will be especially pertinent where the development is small in terms of the number of units.

The Built Form - Appendix 1

EcoHomes uses credits that relate to site specifics as opposed to details for the build – this does not provide a level playing field. It could mean that a central site close to amenities, on land of moderate ecological value could be more attractive to a developer than a brown field site with poor amenities.

The Built Form - Appendix 1

Whilst demanding all developments achieve an 'Excellent' rating is very laudable, it may not be realistic. BREEAM starts where the Building Regulations finish. A development must be an improvement on building regulations to pass therefore a development achieving 'Excellent' is a very big improvement on Building Regulations and could be considered an exemplar development. It may be a disincentive to expect all developments to achieve this rating as a minimum. It may be prudent to set the level slightly lower with the aim of implementing continual improvement.

The Built Form - Appendix 1

BREEAM tracks the building regulations and will advance with each revision of the Building Regulations. 2006 will see a significant increase in the building regulations that will be reflected in the various BREEAM Schemes.

The Built Form - Appendix 1

It should be noted that as part of the 2006 update to the building regulations SAP rating, Target u value and Carbon Index will be replaced with single carbon performance standard. The level of required performance is currently subject to consultation. The initial figure is considered to be very tough and is likely to change post consultation.

Energy – Appendix 2

The primary action should be to minimise demand and then generate renewable energy.

Water – Appendix 3

PPG25 advocates the use of Flood Zones in development planning. The Environment Agency categorises flood risk into 3 Zones representing land at risk of flooding under differing frequencies, or return periods. Flood Zone 3, the highest risk zone, is split into a further 3 categories; developed areas; undeveloped/sparsely populated areas; and functional floodplains. Wherever possible potential development should not be considered within Flood Zone 3, and should only be granted permission after full liaison with the Environment Agency.

Water – Appendix 3

CIRIA have recently published guidance on the production of model agreements for SuDS provision between developers and Local Authorities – the appendix could refer to this.

Movement – Sustainability Solution

DoT advice encourages developments within transport corridors and near to transport nodes to provide a way of concentrating denser development.

Movement – Appendix 3

PPG13 requires local authorities to set maximum parking standards in their development plans, and sets national maximum standards for certain land uses, including retail, leisure and B1 offices. Guidance on parking standards for housing is also set out in PPG3. Should the SPD make reference to these?

Movement – Appendix 3

DoT guidance recommends the use of static direction signs to enhance the use of cycle priority routes and to improve access within pedestrian areas for disabled pedestrians. Tactile footways are a further facility providing specifically for visually handicapped pedestrians.

Waste and Recycling – Sustainability Solutions

The policies listed identify the need to recycle and minimise waste but do not specifically highlight the Waste Hierarchy. The document could benefit by explicitly stating the hierarchy.

Waste and Recycling – Sustainability Solutions

The document identifies that facilities need to be provided for recycling to encourage commercial and residential residents to recycle. Facilities provided for residential properties must dovetail with the existing and projected collection and recovery systems. All systems should reflect best practice.

Waste and Recycling – Sustainability Solutions

Commercial properties can be difficult to provide facilities for as a commercial organisation is at liberty to select their own form of compliant transfer. Also the waste stream is variable dependant on industry and the nature of processes. It states in the SPD that commercial buildings should be flexible. This means that different waste streams may well be generated through the life of the building. Any waste facility provided will also need to reflect this flexibility.

Waste and Recycling – Sustainability Solutions

The SPD could consider introducing the concept of industrial symbiosis - encouraging commercial enterprises that have a synergy between waste production and raw material use.

Waste and Recycling – Sustainability Solutions

The SPD places a lot of emphases on encouraging and providing facilities for material recovery. However little emphasis is placed on the use of recycled products other than in relation to reuse of old building fabric as aggregate. Encouraging the uptake of recycled products is fundamental in establishing an economically viable market for recycling. The SPD could benefit from enhanced detail on the requirement to include products with a recycled content. An example of a recycled product would be insulates made from newspaper or decorative aggregates made from recycled glass.

Landscape and Wildlife – Policy

The policies indicated in the report appear to be biased towards wildlife and biodiversity and have limited references to those policies associated with landscape design, amenity value and open space. It may be appropriate to incorporate additional policies relating to these areas.

Landscape and Wildlife- Sustainability Solutions

The Surrey Biodiversity Action Plan is based on Habitat Actions Plans (HAPs), rather than Species Action Plans (SAPs). The species lists included within these HAPs are not comprehensive lists of notable species but simply examples of some of the species present that are considered either common, characteristic species or rare species. For this reason, reference to the Surrey BAP alone is not appropriate. It would be preferable for this section to include reference to those habitats and species listed in the UK Biodiversity Action Plan and those protected by legislation.

Landscape and Wildlife- Sustainability Solutions

The section referring to landscaping schemes should ideally refer to the incorporation of habitat creation and enhancement (e.g. through the use of species-rich grassland creation or incorporation of green roofs), in addition to habitat linkages and buffer zones.

Landscape and Wildlife- Sustainability Solutions

An additional point on the retention of habitats of nature conservation value is also recommended.

Landscape and Wildlife- Appendix 6

References to the Surrey BAP should be expanded, as indicated above.

Landscape and Wildlife- Appendix 6

Issues currently listed within the site survey guidance section are somewhat ad hoc. Section 6.1.2 should ideally be modified to reflect, and ideally directly refer to, the emerging guidelines on ecological site survey and assessment published by the Institute for Ecology and Environmental Management. The existing points indicated are not comprehensive and are not always focused on strategic level goals. Similarly, reference to the guidelines on landscape and visual assessment published by the Landscape Institute and Institute of Environmental Management and Assessment would be beneficial.

Landscape and Wildlife- Appendix 6

The section on green networks would benefit from reference to the use of 'landscape ecology' principles in green network design.

Sustainability Objective 4

To **protect the floodplain and** make efficient use of all water resources. Promote the use of Sustainable Drainage Systems to minimise the risk of flooding and water pollution while enhancing biodiversity.

Sustainability Objective 6

Ensure that resources and materials are not wasted, by the promotion of appropriate development. **Encourage the effective management of waste over the developments life cycle and endorse the inclusion of recycling and composting facilities within new development.**

6.5 Uncertainties and risks

- 6.5.1 Sustainability Appraisal is an inherently uncertain process that involves making predictions concerning environmental and sustainability conditions on the basis of often limited or inadequate data. Most of the impacts predictions made in this report are, therefore, subject to uncertainty and entail risks.
- 6.5.2 Such risks cannot be avoided but measures to reduce or contain them can be taken during the monitoring phase of the Sustainability Appraisal. Where impacts are uncertain and/or the risk of negative effects is significant, recommendations are made for monitoring the implementation of the SPD. These are listed in Section 7.
- 6.5.3 The main uncertainties identified are as follows:
- Housing: it is unclear what the effects of the Sustainable Development SPD will be on the “provision of sufficient housing to enable people to live in a home suitable to their needs and which they can afford”. The true nature and burden of costs associated with renewable energy targets are not known. The effects of the Water, Movement and Landscape and Wildlife objectives are difficult to predict without full knowledge of all proposed and potential sites available in the Borough.
 - Deprivation: it is unclear how the SPD will affect poverty and areas of deprivation in the Borough. Potential costs associated with energy efficiency and renewable energy are undetermined. Furthermore if there are shortages in housing supply there could be increased implications for achieving the objective to reduce poverty.
 - Brownfield Land: without detailed knowledge of the extent and location of previously developed land in the Borough it is difficult to assess whether the Movement and Water objectives place constraints on making the best use of such land.

7 IMPLEMENTATION

7.1 Links to other tiers of plans and programmes and the project level

7.1.1 The Sustainable Development SPD has a number of important links to other plans and programmes that will impact on the overall sustainability. Among these are:

- Guildford Borough Council Housing Strategy
- Guildford Borough Council Residential Design Guide
- Guildford Borough Council Community Plan
- Guildford Borough Council Climate Change Strategy
- Guildford Borough Council Local Development Framework
- Guildford Borough Council Lighting Strategy

7.1.2 It is recommended that the scope of future project Environmental Impact Assessments should be set so that they consider the following key issues in detail, before development consent is granted:

- The balance between affordability and energy efficiency and renewable energy generation in housing.
- The transport arrangements, potential for traffic generation and investment in public transport.
- Whether there is scope to enhance Sustainable Urban Drainage to deliver benefits both for wildlife / biodiversity and limitation of flood risk.

7.2 Proposals for monitoring

7.2.1 It is recommended that an annual Sustainability Monitoring Report is produced to record data for all indicators set for the SA Objectives and a commentary with respect to how each LDD in the LDF has contributed, or not.

7.2.2 The following data might be collected to assist with monitoring the performance of the Sustainable Development SPD. Some of these indicators were proposed in the SA Scoping Report.

Table 6: Proposed Monitoring Data

Data and Sources
Applications for planning permission could be required to demonstrate how energy efficiency measures could be incorporated using BREEAM. The outcome could be monitored in the SA monitoring framework.
Similarly, planning applications that incorporate renewable energy schemes, however small, could be monitored.
The emissions of greenhouse gases in the Borough; Guildford Borough Council is developing a methodology to measure these emissions.
Sites at risk from climate change impacts (principally flooding which is already in the baseline dataset but other potential impacts such as agricultural should be considered and monitored if significant)
Empty commercial buildings – What is the supply of empty commercial buildings? Why are these buildings empty? Can they be brought back into use or the land

put to other uses?
The % of dwellings built on previously developed land. The % of that land contaminated and the % that has undergone remediation.
Water resource supply/ demand balance
The number of renewable energy schemes incorporated in developments

APPENDIX ONE – APPRAISAL OF SAVED POLICES

Saved Policy G1.1 of Guildford Borough Local Plan (2003) - Parking is provided in accordance with the parking policy and parking standards of the plan (Chapter 7 and in Appendix 1.)

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	✓	✓	✓	Improvements in public transport routes, cycling and pedestrian routes will enable people to stay independent and for those using the transport modes – improved health and well being.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	?	?	?	Could have an impact depending on location of any new build car parks / park & ride schemes.
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	✓	Improved access to public transport could help reduce social exclusion in the long term.
6. To create and sustain vibrant communities	-	-	✓	Park and ride schemes and improved public transport links including cycling & walking.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	✓	✓	If previously developed land is used for park and ride schemes.
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	✓	✓	Improvements in public transport and park & ride schemes will improve air quality in town centres.
9. To conserve and enhance biodiversity within the plan area	X	-	-	Construction of any new development could affect biodiversity certainly in the short term but mitigation could reduce the impacts over the longer term.

10. To 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	-	-	✓	Improved public transport access routes and park & rides could improve accessibility to these environments.
11. To reduce road congestion and pollution levels	✓	✓	✓	Town centres particularly should benefit from this policy.
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	✓	✓	✓	If contaminated land is to be reclaimed for any car park scheme presumably it will undergo a form of remediation by capping with concrete.
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	✓	A reduction in car use due to improved public transport systems could have a long-term impact on climate change.
14. To reduce the global, social and environmental impact of consumption of resources	?	?	?	Overall reduction in consumption of fossil fuels with increases in modes of transport other than the private car? Or just more traffic?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	X?	-	-	Construction phase of new projects likely to increase waste generation in short term – mitigate by reuse of materials.
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	X	-	-	Potential for short-term negative impacts from construction – mitigate using SUDS.
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	✓	Potential for increased energy efficiency in, and using renewables for, public transport (electric buses powered by electric generated from wind farms?).
18. To maintain low rates of unemployment and high levels of economic activity	✓	✓	✓	Increased economic activity during construction, ongoing due to jobs created by new park & rides and associated industries – could be cleaners, energy suppliers.
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: mainly positive impacts on social aspect associated with access to facilities and economic activity in job creation

Saved Policy G1.2 of Guildford Borough Local Plan (2003) - Satisfactory access and highway layout is provided and the traffic generated by the development is compatible with the local road network. Appropriate provision has been made for pedestrian, cyclist and public transport facilities.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	X	X	Potential to take land otherwise available for housing.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	-	✓	Developments could in time improve access to health services, open space etc.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	?	?	?	Depends on the development location and use of SUDS.
4. To create and maintain safer and more secure communities	-	-	✓	Developments should be designed to contribute to safer and more secure communities.
5. To reduce poverty and social exclusion for all sectors of the community	-	-	✓	New developments and access to and from them should reduce social exclusion.
6. To create and sustain vibrant communities	-	-	✓	New developments and access to and from them should create and sustain vibrant communities.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	?	?	?	Development proposals should conform.
8. To ensure air quality continues to improve and noise/light pollution is reduced	X	X	X	Developments creating increased supply of residential / commercial facilities will in the short term generate traffic during construction and over the life of the development.

9. To conserve and enhance biodiversity within the plan area	X	X	X	Unlikely that development will enhance biodiversity but mitigation could significantly reduce impacts and contribute to conservation with habitat creation, tree preservation orders, wildlife corridors etc.
10. To 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	?	?	✓	Developments could include mitigation to improve access to any nearby sites of heritage interest.
11. To reduce road congestion and pollution levels	X	X	X	Developments will generate traffic in the short medium and long term – mitigation in encouragement of public transport and limiting parking spaces.
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	?	?	?	Depends on location of development but should be directed to previously developed land which would then be remediated.
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	X	X	X	Unlikely to have positive impacts on this objective.
14. To reduce the global, social and environmental impact of consumption of resources	X	X	X	Unlikely to reduce consumption of resources though mitigation, including reuse and recycling, could reduce impact.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	?	?	✓	Sustainable management of waste should be achieved but overall waste is likely to be generated especially in the short term.
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	X	?	?	Construction phase has potential to impact on ground and nearby watercourses. Mitigate to reduce effects by using SUDS. Long term potential for pollution from increased traffic flows?

17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	✓	Long term goals for energy efficiency and energy generation from renewable sources should be a priority.
18. To maintain low rates of unemployment and high levels of economic activity	✓	-	✓	Construction phase should generate employment and economic activity. Long-term generation of jobs in public transport, improved access to employment opportunities.
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	✓	Developments aimed in the long term to address this objective.

Summary: Mainly negative impacts on physical environment, some positive impacts on social and economic factors

Saved policy G1.3 of Guildford Borough Local Plan (2003) - The amenities enjoyed by occupants of buildings are protected from un-neighbourly development in terms of privacy, access to sunlight and daylight, noise, vibration, pollution, dust and smell.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	X	This policy could in the long term be a constraint on the provision of sufficient housing.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	✓	✓	✓	The provisions in this policy directly contribute to the health and well-being of the population.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	Though if any of the said amenities protects floodplain in a given area then this could protect the plain from development.
4. To create and maintain safer and more secure communities	✓	✓	✓	This policy should help to maintain secure communities particularly in respect of sunlight and daylight.
5. To reduce poverty and social exclusion for all sectors of the community	✓	✓	✓	This policy should constrain likelihood of over high density of housing and disregard in new development of existing neighbouring residents and associated potential for poverty and social exclusion.
6. To create and sustain vibrant communities	✓	✓	✓	Policy will help to maintain existing vibrant communities and future vibrant communities.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	X	X	X	Policy will limit opportunity for infilling in certain areas thereby potentially not making the best use (from a build perspective) of previously developed land.
8. To ensure air quality continues to improve and noise/light pollution is reduced	✓	✓	✓	Policy aimed at reducing noise, light and air pollution for residents on an individual basis.
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	Policy should help to conserve discrete pockets of local biodiversity.

10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	-	-	-	
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	X	X	X	Policy could constrain provision of commercial development opportunities.

Summary: positive impacts on social factors such as health, well-being and social inclusion, policy places constraints on sufficient provision of residential and commercial facilities.

Saved Policy G1.4 of Guildford Borough Local Plan (2003) - Development to which the public would reasonably have access makes provision for safe and convenient access by people with disabilities.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	Although does address 'suitable to their needs' so perhaps long term impacts positive.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	✓	✓	Addresses the enabling of people to stay independent and reducing inequality in health by improved access to health services.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	✓	✓	Improved safe access for disabled.
5. To reduce poverty and social exclusion for all sectors of the community	-	✓	✓	Reduce social exclusion by increased accessibility and provision.
6. To create and sustain vibrant communities	-	✓	✓	Vibrant communities are diverse and self-sufficient, improved access for disabled leads to increased independence and self-confidence, which improves vibrancy of community.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	-	-	New developments should make the best use of previously developed land.
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	✗	✗	-	Short and medium term impacts of development unlikely to conserve or enhance biodiversity but longer terms aims should be to address this impact and various mitigation measures can be used.
10. To 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	-	-	✓	Ongoing improvements in access for disabled should reflect in the long term in improved access to local heritage interest.

11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	New development should be steered to previously developed land and consequently such land would be remediated.
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	-	-	-	
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	Waste generation increase in construction of new developments.
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	✓	Improved access for disabled should mean increased opportunity to work and could in the long term improve unemployment rates among disabled.
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	
Summary: positive impacts on social inclusion and potential for economic growth among disabled				

Saved Policy G1.5 of Guildford Borough Local Plan (2003) - The design and layout of buildings and surrounding spaces provides for public safety and deters vandalism and crime.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	✓	✓	Improved public safety improves the health and well-being of the population.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	✓	✓	
5. To reduce poverty and social exclusion for all sectors of the community	-	✓	✓	Crime, social exclusion and poverty links are strong so improving public safety and deterring crime such as vandalism can address these issues.
6. To create and sustain vibrant communities	-	✓	✓	Creating safer communities lays the foundation for vibrant communities.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	New development should be steered towards previously developed land.
8. To ensure air quality continues to improve and noise/light pollution is reduced	X	-	-	Short-term construction impacts on this objective.
9. To conserve and enhance biodiversity within the plan area	-	-	-	Though mitigation in developments can address this.
10. To 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	-	-	✓	Developer contributions to public transport for example could address this objective and positive long-term impacts could ensue.
11. To reduce road congestion and pollution levels	-	-	-	Other than impacts from construction and development.

12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	Developments should be steered towards previously developed (potentially contaminated) land and land should consequently be remediated so should have positive impact in the long term by reducing contaminated land.
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	(Impacts associated with development.)
14. To reduce the global, social and environmental impact of consumption of resources	-	-	-	(Impacts associated with development.)
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	(Impacts associated with development.)
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	(Impacts associated with development.)
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	✓	New developments should meet energy efficiency standards and use renewable energy where possible.
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	(Impacts associated with development.)
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: positive impacts for social issues especially addressing the nationally rising problem of fear of crime.

Saved Policy G1.6 of Guildford Borough Local Plan (2003) - Areas of floodplain, identified on the Proposals Map, are safeguarded from development that would increase the risk to people or property from flooding.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	X	X	Not building on flood plain a constraint on the provision of sufficient housing to meet the needs of the population.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	-	✓	Long term benefits due to a reduction in people affected by floods and consequent implications of flood – property destruction, financial hardship, poorer health due to sanitation problems associated with flood.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	✓	✓	✓	Restriction of development in floodplain addresses this objective.
4. To create and maintain safer and more secure communities	?	?	?	Safer and secure from flooding?
5. To reduce poverty and social exclusion for all sectors of the community	-	-	✓	Policy should reduce numbers of people affected by flood and the financial implications associated with flood.
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	?	?	?	Could restriction of development in floodplain force development into Greenfield land? Could also be a constraint to road building to combat road congestion?
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	Restriction of development in floodplain will conserve habitats within floodplain.
10. To 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	✓	✓	✓	If floodplain contains such environments then their protection will retain them for people to enjoy.

11. To reduce road congestion and pollution levels	?	?	?	Floodplain pollution should not increase if no development occurs but can this policy positively address the objective?
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	?	?	?	If mitigation were included to enhance floodplains – areas of contamination within floodplains could be addressed?
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	?	?	?	By retaining floodplain in their 'natural' state, are we addressing the causes of floodplain by not removing important vegetation and control measures?
14. To reduce the global, social and environmental impact of consumption of resources	?	?	?	Are we reducing consumption of floodplain as a resource?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	✓	✓	✓	Policy could be further mitigated to improve water quality of river in the floodplain.
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	?	Could we harness the energy from floodwater to generate electricity? Will this constrain the identification of new sites for generating renewable energy?
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	X	Constraint for development of commercial facilities.

Summary: positive impacts on social factors, with the right mitigation further positive impacts on the environment. Negative impacts for build projects.

Saved Policy G1.7 of Guildford Borough Local Plan (2003) - Adequate land drainage and public utility infrastructure is in place to meet the needs of the development.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	X	-	-	Could have short-term impacts by delaying development until adequate infrastructure is in place.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	X	-	-	Could in the short-term delay build of needed facilities?
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	✓	✓	Should address this objective.
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	✓	Lack of public utility infrastructure can be a factor contributing to deprivation in certain areas and a lack of vitality for an area, so in the long term this policy should in part address this objective.
6. To create and sustain vibrant communities	-	-	✓	Sound public infrastructure underpins good development and the creation of sustainable, vibrant communities.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	Infrastructure should be constructed using sustainable methods and be steered towards previously developed land.
8. To ensure air quality continues to improve and noise/light pollution is reduced	X	-	-	Potential for construction of infrastructure to cause varying amounts of light and noise pollution.
9. To conserve and enhance biodiversity within the plan area	X	X	-	Initial phases likely to be detrimental to biodiversity but suitable mitigation could lead to long-term positive impact.

10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	X	-	-	Short-term rise in road congestion due to construction traffic and potential importation of large materials to complete drainage systems.
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	?	?	?	Development should be steered to previously developed (potentially contaminated) land, which would then be subject to remediation?
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	?	-	-	Although construction may lead to a short-term rise in emissions?
14. To reduce the global, social and environmental impact of consumption of resources	?	-	-	Although construction could have an impact on resources?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	✓	✓	If public utilities include waste facilities then policy can address objective positively if sustainable management systems employed.
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	X	✓	✓	Short-term impacts have potential to be negative particularly in terms of disruption, but with suitable mitigation long term results should see sustainable water resources management.
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	✓	-	-	During construction of infrastructure.
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	X	-	-	Potential for short-term delays in construction of development due to infrastructure works.

Summary: most negative impacts are short term and in the long term these impacts are reduced to nothing or converted to positive impacts by mitigation and sustainable development.

Saved Policy G1.8 of Guildford Borough Local Plan (2003) - External lighting is designed to minimise glare and the spillage of light from the site.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	X	-	-	Even with lighting designed to minimise glare, construction phase could see prolonged periods of light pollution unless mitigated against by daytime working only – could have negative impact on health and well-being of neighbouring population.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	✓	Good lighting design can have positive impacts on feeling of safety in communities.
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	-	-	✓	Good lighting could have positive impact on sustaining vibrancy in communities.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	X	✓	✓	Air quality and light pollution could be detrimentally impacted upon during construction but in the long-term light pollution will be minimised.
9. To conserve and enhance biodiversity within the plan area	-	-	-	
10. To 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	-	-	-	

11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	X	✓	✓	Construction impacts likely to be negative with an increase of consumption of resources but medium and long-term impacts would be good if low energy lighting was used.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	X	✓	✓	Energy efficiency may not be increased during construction but long-term impacts should be positive by use of energy efficient lighting and the use of renewably sourced energy could be achieved.
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: long term impacts of this policy should be beneficial especially if energy efficiency and renewable energy are priorities.

Saved Policy G1.9 of Guildford Borough Local Plan (2003) - The design and layout is energy efficient.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	?	?	What is the cost of energy efficiency to population in financial terms? Finance can have an impact on health and well-being.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	?	?	What is the cost of energy efficiency to population in financial terms?
6. To create and sustain vibrant communities	-	?	?	What is the cost of energy efficiency to population in financial terms?
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	-	-	-	
10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	✓?	✓?	Does the reduction of consumption of resources address this objective? That is; using less energy, make less energy, less emissions?

14. To reduce the global, social and environmental impact of consumption of resources	-	✓	✓	Using less energy.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	?	?	Energy efficiency reduces waste generation or are we solely referring to municipal waste?
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	?	?	Do energy efficient developments use water more sustainably? They presumably would heat it more efficiently.
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	✓	✓	Add further mitigation to encourage renewable sources of energy generation.
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: many question marks could be converted to positive with the right knowledge and technology, to achieve more widespread positive impacts

Saved Policy G1.10 of Guildford Borough Local Plan (2003) - The design, layout and landscaping are efficient in the use of water.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	✓	✓	Will have positive impacts if water efficiency means reduced water bills.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	?	?	Could water efficiency have positive impacts on flood risk?
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	✓	✓	If water bills are reduced this could contribute alongside many other efficiency measures to a reduction in household bills and consequently have positive impacts on poverty.
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	-	-	-	
10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	

13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	✓	If global warming leads to a hotter, drier climate for Britain then more efficient resources will help ensure the Borough is prepared for the impacts.
14. To reduce the global, social and environmental impact of consumption of resources	-	✓	✓	Better water efficiency will reduce consumption and conserve resources.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	?	If reduction in waste of water were considered in this objective then presumably impact would be positive in long term?
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	✓	✓	This addresses achieving more sustainable water resource management.
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	
Summary: addresses national priority issues of preparing for climate change and reducing our consumption of resources				

Saved Policy G1.11 of Guildford Borough Local Plan (2003) - Where a proposed development is on or close to contaminated land the applicant demonstrates that the site is safe or can be made so through remedial measures.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	✓	✓	As land is remediated and becomes available for development then housing needs can be addressed.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	-	?	Stigma attached with contaminated and previously contaminated land could have detrimental impact on this objective?
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	?	Stigma attached with contaminated and previously contaminated land could have detrimental impact on this objective?
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	Bringing back into use previously developed land.
8. To ensure air quality continues to improve and noise/light pollution is reduced	?	-	-	Will any remediation techniques cause short-term negative impacts in respect of this objective?
9. To conserve and enhance biodiversity within the plan area	?	-	-	Does bioremediation have any impacts on biodiversity? Could any other remediation techniques have an impact on biodiversity? Capping would certainly eliminate existing biodiversity in the immediate vicinity.
10. To 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	-	-	-	

11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	✓	✓	✓?	Some remediation techniques require time so in some cases there will be no positive impacts until this process is completed. Conversely capping and dig and dump would have more immediate impacts for the development area. Are there any long-term negative impacts associated with capping – such as underground spread of contaminants? Dig and dump method only moves the contamination from one place to another, how do you appraise this in relation to the objective?
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	?	Do any current remediation techniques cause any emissions?
14. To reduce the global, social and environmental impact of consumption of resources	-	-	✓?	Bringing back into use contaminated land reduces the demand on Greenfield land, an important environmental resource.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	X	?	?	Dig and dump methods of remediation generate huge volumes of contaminated waste – presumably this is land filled rather than bioremediated and used again – can this be mitigated against?

16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	✓?	✓?	✓?	Where contaminated land is close to a watercourse or aquifer is it likely that the contamination will have affected it. Remediation of that land should then have positive impacts for the water of the area. If due diligence is not applied in the remediation process, could there be negative impacts for the water that may even go unnoticed for some time?
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	✓	✓	As land is remediated and becomes available for development then commercial needs can be addressed.

Summary: A lot of impacts will largely be dependent on the techniques employed in the remediation process. Technical advice from a suitably qualified geo-technical specialist is recommended to further the understanding of this process.

Saved Policy G1.12 of Guildford Borough Local Plan (2003) - Development is designed to safeguard and enhance the characteristic landscape of the locality and existing natural features on the site, such as hedgerows, trees, watercourses and ponds which are worthy of protection.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	X	Potential long-term constraint on provision of sufficient housing to meet the needs.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	✓	✓	Such characteristics improve people's general health and well-being.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	?	?	This may have no impact or positive impact but would it be wise to consider the implications of the more remote areas of such features of a site in terms of the feeling of safety for residents.
5. To reduce poverty and social exclusion for all sectors of the community	-	✓?	✓?	Could the landscaping of new developments that are designed to house all tenures of tenant have a positive impact on social exclusion by the improvements of their surroundings?
6. To create and sustain vibrant communities	-	✓	✓	Landscaping should have positive impacts on community's surroundings and can set the tone for a community.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	Development should be steered towards previously developed land.
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	?	?	If sufficient open space with trees, hedges, ponds etc surrounds the development then can local air quality improve and vegetation act as a buffer for noise pollution?

9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	The use of tree preservation orders helps to conserve biodiversity, creation of new landscapes for developments on previously developed land can lead to an enhancement in biodiversity.
10. To 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	-	✓	✓	If development is near to such features this policy should enable suitable integration of character of development such that it will promote and make more accessible the enjoyment of this heritage for the future residents.
11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	✓	✓	✓	By preserving trees and hedgerows we are reducing our environmental impact on consumption of this resource.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	✓?	✓?	✓?	By retaining ponds, lakes and surrounding vegetation are we improving water quality and achieving more sustainable water resources management?
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: policy has positive social and environmental impacts

Saved Policy G1.13 of Guildford Borough Local Plan (2003) - Where appropriate the development incorporates or maintains an existing mix of land uses and activities where:
 - The uses are mutually compatible;
 - There is no unacceptable disturbance through traffic, noise, pollution or other adverse effects.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	✓	This policy contributes to this objective and in the long term could have positive impacts on the provision of suitable housing for everyone.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	✓	✓	Mixed-use development should increase people's ability to stay independent, as travel to services should be reduced. Potential also for health facilities within mixed-use development.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	Unless development is in floodplain then impacts likely to be negative.
4. To create and maintain safer and more secure communities	-	✓	✓	New mixed-use developments certainly should be designed in order to maximise security and safety using well-lit, open walkways and possibly CCTV – especially if new business is to be attracted.
5. To reduce poverty and social exclusion for all sectors of the community	-	-	✓	Over the long-term positive impacts on reducing social exclusion due to increased accessibility of jobs, services, facilities associated with mixed-use developments and potential to impact positively on reducing poverty.
6. To create and sustain vibrant communities	-	✓	✓	Mixed-use development is designed to create and sustain vibrant communities.

7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	This policy does not direct development to previously developed land but if such land is used it could be said to be making the best use of it.
8. To ensure air quality continues to improve and noise/light pollution is reduced	X	✓?	✓?	If a new build then construction phase will not contribute positively to this objective. Medium and long-term impacts should be positive due to policy not allowing unacceptable noise and light disturbance.
9. To conserve and enhance biodiversity within the plan area	?	-	-	If Greenfield land is needed for new build may negatively affect objective?
10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	X	✓	✓	A short-term negative impact for construction phase of new builds. Potential for reduction of congestion and pollution levels due to mixed-used reducing the need to travel - part (b) of policy.
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	Only if previously developed land is remediated in order to build such a development.
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	✓?	Reducing the need to travel by mixed-use developments over time will contribute to reducing emissions of greenhouse gases?
14. To reduce the global, social and environmental impact of consumption of resources	-	-	-	Though mitigation through other policy will promote energy efficient design and renewable sources of energy.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	X	✓?	✓?	Construction phase likely to generate waste. Longer-term could be positive with cross-cooperation between local businesses, services and residents in the sustainable management of waste.

16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	✓?	Though mitigation could involve new-build developments improving infrastructure and contributing to achieving sustainable water resources management?
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	Policy does not address this but other policy will ensure that new-build developments are energy efficient and if possible use energy generated from renewable sources.
18. To maintain low rates of unemployment and high levels of economic activity	✓	✓	✓	All phases should address this objective – jobs in construction phase and longer term in the new or retained business within the mixed use should positively contribute to this objective.
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	✓	✓	✓	Mixed-use is designed to provide for the commercial needs of the economy.

Summary: mainly positive impacts on social and economic objectives. Negative impacts associated with short-term construction phase of any new-build.

Saved Policy G5.1 of Guildford Borough Local Plan (2003) - New development respects established street patterns, plot sizes, building lines, topography, established views, landmark buildings, roof treatment, aspect and relationship with other buildings.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	New housing development will clearly have positive impact on this objective – though policy itself does not address this.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	-	✓?	Could argue that retaining the character of areas contributes to the perception of well-being. Moreover that not retaining the character could be detrimental to people's well-being.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	?	?	?	Depends on location of new development though policy does lend itself to steer development away from disrupting topography
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	-	✓	✓	This policy should contribute to sustaining vibrant communities by not adversely affecting their character.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	?	?	?	Could this policy restrain making the best use of previously developed land if, for example, infilling on such land is prohibited due to the established views?
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	Though the policy could deter the creation of further noise/light or air pollution.
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	Policy has the potential to conserve biodiversity perhaps more as indirect consequence of not building on certain areas.

10. To 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	✓	✓	✓	Such features will be protected by this policy and their access to them also protected and potentially with mitigation enhanced.
11. To reduce road congestion and pollution levels	-	-	?	Taken to extremes, this policy would eventually direct development to Greenfield land and consequently would increase the need to travel?
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	?	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	-	?	?	With mitigation this policy could contribute to this objective by encouraging the re-use of any original materials?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	Though construction phase of new developments likely to increase short-term waste generation.
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	✓	✓	✓	Could maintain water quality if water feature forms part of character of area.
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	Other than jobs in construction phase
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	?	Could constrain development of commercial development in certain areas?

Summary: unclear how restrictive this policy will be to development. Positive impacts focused on protection of existing aspects of the environment.

Saved Policy G5.2 of Guildford Borough Local Plan (2003) - New buildings respect the scale, height and proportions and materials of the surrounding environment.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	-	✓?	Could argue that retaining the character of areas contributes to the perception of well-being. Moreover that not retaining the character could be detrimental to people's well-being.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	Depends on location of development.
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	-	✓	✓	This policy should contribute to sustaining vibrant communities by not adversely affecting their character.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	-	-	-	
10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	

13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	✓?	✓?	✓?	Potential to positively address this objective by reuse of original materials?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	Though construction phase could generate more waste new development should promote the sustainable management of waste.
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	Depends on location of development – mitigation could improve existing infrastructure and promote sustainable water management.
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	Though new development should be energy efficient and use renewable sources of energy where possible.
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	Jobs in construction phase
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	X?	X?	Potential constraint for sufficient commercial space with height restrictions in certain areas.

Summary: positive impacts on social objectives – potential for longer term benefits on economic objectives if character of area attracts new 'high value' business. Currently could be a constraint on providing enough commercial space.

Saved Policy G5.3 of Guildford Borough Local Plan (2003) - Existing spaces of value are respected and new spaces created through development should have an attractive and identifiable character.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	X?	Could this policy constrain achieving this objective in the long-term as space will need to be retained which could physically hold more dwellings without retaining the space?
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	✓	✓	✓	Access to attractive open space is widely regarded as having beneficial impacts on the health and well-being of the population.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	✓?	✓?	✓?	Open space in the floodplain retained in vegetative state should reduce the risk of flooding causing detriment to the population.
4. To create and maintain safer and more secure communities	X?	X?	X?	Pockets of open space in some residential areas can at times feel dangerous or threatening. Mitigation should be included to make such areas feel safer.
5. To reduce poverty and social exclusion for all sectors of the community	✓?	✓?	✓?	Can provision of open space contribute to reducing social exclusion?
6. To create and sustain vibrant communities	✓	✓	✓	Attractive open space can be central feature for communities and form the hub of social activity.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	?	?	?	If development is on previously developed land – are we making best use of it creating areas of open space?
8. To ensure air quality continues to improve and noise/light pollution is reduced	✓	✓	✓	Retaining and creating open space can contribute to enhancing air quality and reducing noise and light pollution.

9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	Mitigation for creation of new open space within new developments could focus on the need to incorporate and maintain a diverse range of species (suitable to the area) in attempt to enhance biodiversity.
10. To 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 should protect heritage features and where possible improve access to such features.
11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	Depends on location of development.
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	?	?	?	Depends on location of development.
14. To reduce the global, social and environmental impact of consumption of resources	?	?	?	Is open space a resource? If so are we conserving and enhancing open space with this policy? Are we then reducing the impact of consumption on resources?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	If open space includes a water course then policy has opportunity to address this objective.
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: positive impacts on well-being of the population from a social perspective and protection of the physical environment.

Saved Policy G5.4 of Guildford Borough Local Plan (2003) - Buildings and spaces at pedestrian level provide visual interest and a sense of place and identity.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	✓?	✓?	✓?	Can a visually pleasing urban area positively impact on general health and well-being of the population?
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	✓?	✓?	✓?	Can attractive and interesting frontages deter vandalism and petty crime?
5. To reduce poverty and social exclusion for all sectors of the community	-	-	?	Inconclusive – visual appearance of buildings can give illusion of deprivation and poverty or otherwise.
6. To create and sustain vibrant communities	✓?	✓?	✓?	Attractive and interesting buildings and frontages can instil pride – does this then contribute to creating and sustaining vibrant communities?
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	-	-	-	
10. To 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	✓	✓	✓	Building(s) of cultural / heritage interest will be protected by this policy
11. To reduce road congestion and pollution levels	-	-	-	

12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	-	-	-	
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: policy should aid sense of identity for population and contribute to the general well-being of the community, while protecting and enhancing the cultural/heritage interests of the area.

Saved Policy G5.5 of Guildford Borough Local Plan (2003) - The built layout is easily understood by the user and creates areas of identifiable character.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	✓	✓	✓	Policy contributes to enabling people to stay independent and thereby indirectly improving the well-being of the population.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	✓	✓	✓	An easily understood layout can contribute to reducing the fear of crime and perception and perhaps reality of crime itself.
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	✓?	✓?	✓?	If a community is safer and more secure is it then more vibrant?
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	Depends on location.
8. To ensure air quality continues to improve and noise/light pollution is reduced	✓?	✓?	✓?	Areas of identifiable character referred to in policy could be gardens, which could then contribute to a reduction in noise and light pollution.
9. To conserve and enhance biodiversity within the plan area	✓?	✓?	✓?	Areas of identifiable character referred to in policy could be green open space such as gardens, which could contribute to conserving biodiversity.

10. To 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	✓?	✓?	✓?	Identifiable character could take its inspiration from local cultural or heritage places of interest.
11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	-	-	-	
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	Maybe dependent on whether water feature is part of character area – if so mitigation to improve water quality could follow.
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: social interests safe-guarded by this policy and, depending on implementation, the physical and historic environment could be too.

Saved Policy G5.6 of Guildford Borough Local Plan (2003) - Important public views are protected and opportunities to create attractive new views and vistas are provided and encouraged.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	X?	Could act as a restraint to development of residential units in some areas and in the long-term to the provision of sufficient housing.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	✓	✓	✓	People generally greatly value attractive views and make associations between them and their own sense of well-being.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	✓?	✓?	✓?	If safeguarding views also safeguards floodplain then this will have a positive contribution to this objective.
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	✓?	✓?	✓?	Attractive and interesting views can instil pride in an area – does this then contribute to creating and sustaining vibrant communities?
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	X?	X?	X?	Potential to restrain development in certain areas due to important views?
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	✓?	✓?	✓?	If views cover areas of biodiversity then this policy will contribute to conserving biodiversity levels in the Borough.
10. To 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	✓	✓	✓	It is likely that important views will contain the natural, archaeological and historic environment and would therefore be afforded protection under this policy.
11. To reduce road congestion and pollution levels	-	-	-	

12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	X?	X?	X?	Potential constraint to development if the protection of views means not building on previously developed land?
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	-	-	-	
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	✓?	✓?	✓?	If important views contain water courses then the policy will afford them protection – further mitigation could enhance water quality in water courses.
17. To increase energy efficiency and the proportion of energy generated from renewable sources	X?	X?	X?	Could this policy act as a restraint on the identification of sites suitable for the production of energy from renewable sources?
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	X?	X?	X?	Could this policy act as a restraint on the identification of sites suitable for commercial development?

Summary: positive impacts for people and the environment – possible constraint for the identification of sites for residential and commercial development and for sites for renewable energy constructions.

Saved Policy G5.7 of Guildford Borough Local Plan (2003) - Materials are of a high standard and harmonise with surrounding buildings. Detailing on new buildings is durable and reinforces the identity and character of an area.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	-	✓	Attractive, characterful surroundings can improve the well-being of people.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	May reduce the appearance of poverty
6. To create and sustain vibrant communities	-	-	✓	Attractive, characterful surroundings can improve the vibrancy of communities through pride and well-being.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	-	-	-	
10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	Depends on location of development.

13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	?	?	?	Will the high standards of materials be more of a drain on environmental resources?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	All new developments should be achieving sustainable waste management.
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	?	?	?	Potential for conflict in areas with old buildings in making energy efficient modifications that are in keeping with surroundings?
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: social benefits likely in the long-term due to enhanced character of areas – uncertain impacts on energy efficiency and consumption of resources.

Saved Policy G5.8 of Guildford Borough Local Plan (2003) - The visual impact of traffic and associated access and parking is minimised, especially in sensitive locations.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	✓?	✓?	Could the screening of traffic have an impact on the well-being of people?
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	✓	✓	Light pollution at night caused by traffic can be reduced with screening. Air quality could be improved by the addition of vegetation barrier to act as a filter.
9. To conserve and enhance biodiversity within the plan area	-	✓?	✓?	Screening using the living environment such as trees or hedgerows can be either conserving or enhancing biodiversity?
10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	?	?	?	Policy not addressing this objective –in danger of encouraging road and car park building as long as visual screening is in place

12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	✓?	✓?	✓?	By screening with vegetation, which can act as a barrier, are we safeguarding soil quality from run off pollution from the road?
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	?	?	?	By laying importance to visual disturbance from roads & car parks and screening them are we negatively impacting on this objective by inadvertently encourages roads and car parks as long as they are screened?
14. To reduce the global, social and environmental impact of consumption of resources	-	-	-	
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	✓?	✓?	Part of screening could include balancing ponds as in SUDS to help achieve sustainable water resources management?
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	
Summary: depending on the style of screening and level of mitigation the policy could have a positive impact on different forms of pollution.				

Saved Policy G5.9 of Guildford Borough Local Plan (2003) - A high standard of landscape design, to include walls, enclosures and paving schemes, as well as trees and other planting is provided to ensure that new development integrates into the existing townscape and landscape.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	✓	✓	Attractive landscape design around places of residence can contribute to the occupiers feeling of well-being.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	Depending on location of development – mitigation may be necessary in the floodplain.
4. To create and maintain safer and more secure communities	-	✓?	✓?	Will high standards of design encourage people to take pride in their surroundings and adopt more community focus in addressing crime e.g. neighbourhood watch schemes? Will high standards of design discourage vandalism?
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	Can only reduce the appearance of poverty – this does not seem enough to address poverty itself.
6. To create and sustain vibrant communities	-	✓?	✓?	High standards of landscape design can instil a sense of pride. This pride could fuel sustainability and creation of vibrant communities?
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	Depends on location of development.
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	✓	✓	High quality of landscape design should reduce light pollution, could act as a buffer for noise pollution and improve local air quality.
9. To conserve and enhance biodiversity within the plan area	-	✓	✓	Policy should add to biodiversity of the plan area.

10. To 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	✓	✓✓	✓✓	Integration of development will serve to emphasise the heritage character and increase accessibility.
11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	Depends on location of development.
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	-	-	-	
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: policy positively contributes to some objectives regarding social aspects of community though extent will very much depend on how policy is implemented. Potential for enhancing biodiversity and reducing pollution.

Saved Policy G5.10 of Guildford Borough Local Plan (2003) - Open spaces, whether public or private, which contribute to the character of an area, in terms of the views they create, the feeling of openness they allow, are protected.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	X	X	X	Protection of such open spaces will constrict the identification of sites for housing and providing sufficient for all.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	✓	✓	✓✓	Health and well-being of the population will be enhanced by the protection of open space.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	✓?	✓?	✓?	If open space is floodplain this policy will address this objective.
4. To create and maintain safer and more secure communities	?	?	?	Open spaces can be dangerous places particularly at night, could/should mitigation be added to address this? Is the reality that cases are relatively few and media/films etc. have increased perception of danger of these places?
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	✓	✓	✓	If health and well-being are improving then this should have a direct impact on the vibrancy of communities.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	Rare chance that valued open space has been previously developed the question then arises are we making best use of it as open space?
8. To ensure air quality continues to improve and noise/light pollution is reduced	?	?	?	Will open space act as a buffer for noise and light pollution and as a filter for air pollution?
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	By conserving open spaces the policy is conserving existing biodiversity.

10. To 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	✓	✓	✓	Such features contribute to the character of an area so this policy should afford them protection. Further mitigation could enhance and make more accessible such features.
11. To reduce road congestion and pollution levels	?	?	?	By conserving open spaces does the policy in any way restrict road building – if so does this policy contribute to this objective?
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	?	?	?	Does the policy indirectly safeguard soil quality?
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	✓	✓	✓	Open space is an environmental resource.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	?	✓?	✓?	If area of open space contains water course further mitigation could be designed to improve the water quality.
17. To increase energy efficiency and the proportion of energy generated from renewable sources	✗	✗	✗	Policy could act as a constraint on the identification of suitable sites for renewable energy generation.
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	✗	✗	✗	Policy could act as a constraint on the identification of suitable sites for commercial development opportunity.

Summary: policy constrains opportunity for new build developments, while having positive impacts on social and environmental objectives.

Saved Policy G12 of Guildford Borough Local Plan (2003) - Development generating significant numbers of trips will only be allowed in locations highly accessible by public transport (including park and ride) and served by existing cycle and pedestrian routes. Planning permission will only be granted for this form of development in other locations where adequate provision exists or has been made for improvements to public transport services (including park and ride) and improved access for cyclists and pedestrians.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	✓	✓	Policy could facilitate improved health if safe walking and cycling routes are promoted. Independence for people should also be improved by provision of 'highly accessible public transport'. Mitigate this further to ensure improvements to public transport cater for disabled needs.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	?	✓?	✓?	Depends on the cost of the new improved public transport links but this policy could contribute to reducing social exclusion by increased accessibility?
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	?	✓?	✓?	Increased cycling and walking, as an alternative to the car for local trips will contribute to improving air quality. The use of public transport should, though it will depend on how 'clean' the buses are.
9. To conserve and enhance biodiversity within the plan area	-	-	-	

10. To 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 could contribute to accessibility to historic points of interest - depending on location site specific mitigation could be to extend a bus / cycle route to the given site of interest.
11. To reduce road congestion and pollution levels	✓	✓	✓	This policy should contribute to this objective.
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	Depends on location of development.
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	✓?	✓?	✓	Policy encourages other modes of transport than the car, which addresses the objectives. One question mark is over the buses – how clean are they? Can we make them cleaner?
14. To reduce the global, social and environmental impact of consumption of resources	✓?	✓?	✓	By reducing use of car policy is aiding the reduction in impacts of consumption of resources. Longer term prospects will improve when buses can run cleaner and more efficiently.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	?	✓?	✓?	More public transport – more jobs in public transport? Improved economic activity?
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: policy is addressing climate change and consumption of resources objectives but could have more impact with further mitigation.

Saved Policy G13 of Guildford Borough Local Plan (2003) - Planning applications for major travel generating developments will be expected to be accompanied by Green Travel Plans. In respect of other proposals the Council will also require applications to be supported by a Green Travel Plan, aimed at delivering sustainable transport objectives.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	-	-	
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	✓	✓	This policy encourages sustainable transport systems promoting walking and cycling this could contribute to an improvement in air quality.
9. To conserve and enhance biodiversity within the plan area	-	-	-	
10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	-	✓	✓	Policy addresses this objective
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	

13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	✓	Over time a reduction in greenhouse gases should be achievable through a reduction of private car use and increase in public transport use. Mitigation could be looking at improving the emissions from buses.
14. To reduce the global, social and environmental impact of consumption of resources	-	-	✓	Could have indirect impact on reducing the consumption of fuel.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: policy should have positive impacts in reduction of road congestion and improvement in local air quality. Longer-term beneficial impacts addressing the causes of climate change should be possible – particularly with further research into bus emissions.

Saved Policy M6 of Guildford Borough Local Plan (2003) - Major travel generating development, including residential developments, will be expected to make provision for cyclists and link with existing and planned routes. Major new development will not be permitted where it interrupts established or proposed cycle routes. Permission will not be granted that would prejudice established or proposed pedestrian routes or pedestrian priority schemes.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	✓	✓	✓	Retention and promotion of pedestrian and cycle routes actively encourages more healthy life style.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	-	Ensure route ways are well lit and safe to use.
5. To reduce poverty and social exclusion for all sectors of the community	-	✓?	✓?	Can improved pedestrian ways improve social inclusion due to a free access route to facilities?
6. To create and sustain vibrant communities	-	✓?	✓?	Healthy body, healthy mind, healthy community?
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	✓?	✓?	Policy aimed at reducing reliance on private car if trips by car can be reduced then air quality should continue to improve.
9. To conserve and enhance biodiversity within the plan area	-	✓?	✓?	Indirectly strips of biodiversity along cycle and pedestrian routes may be conserved.
10. To 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	-	✓?	✓?	Mitigation could require access routes to incorporate nearby places of historical interest.
11. To reduce road congestion and pollution levels	-	✓	✓	The aim of this policy is to address this objective.

12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	✓	This policy contributes to reducing overall emissions in the longer-term.
14. To reduce the global, social and environmental impact of consumption of resources	-	-	✓?	Indirect impact on reduction in consumption of resources?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: positive impacts on health and well-being of the population, on air quality and addressing the causes of climate change.

Saved Policy E5 of Guildford Borough Local Plan (2003) - Planning permission will be permitted for home working proposals provided that they do not lead to an unacceptable increase in traffic generation and harm to the amenity enjoyed by adjacent occupiers of buildings.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	✓?	✓?	✓?	Home working for some will result in improved well-being and sense of independence – how far can it go in this respect?
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	-	✓?	✓?	Home working policy could enable more local relationships to foster and more time spent in the community leading to more ability to help maintain the community and consequently contribute to its vibrancy.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	✓?	✓?	✓?	Indirectly contributing to improving air quality by potential to reduce commuting.
9. To conserve and enhance biodiversity within the plan area	-	-	-	
10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	✓	✓	✓	Home working avoids commuting and most road congestion occurs at peak commuting hours.

12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	?	?	✓?	If significant uptake of home working across the Borough then could have long-term benefits on addressing the causes of climate change.
14. To reduce the global, social and environmental impact of consumption of resources	✓?	✓?	✓?	By reducing consumption of petrol / diesel etc?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	
Summary: positive impacts on health and road congestion.				

Saved Policy NE4 of Guildford Borough Local Plan (2003) - Planning permission will not be granted for any development that would be liable to cause any demonstrable harm to a species of animal or plant or its habitat, protected under British law unless conditions are attached requiring the developer to take steps to secure their protection.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	X	X	X	This policy is likely to constrain the choice / identification of sites for housing developments.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	-	-	
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	X?	X?	X?	If an important species were found on such ground this could preclude the site from being remediated and built upon?
8. To ensure air quality continues to improve and noise/light pollution is reduced	✓?	✓?	✓?	Indirect benefits of improved air quality if developments not allowed?
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	Policy addresses this objective.
10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	X?	X?	X?	If an important species were found on such ground this could preclude the site from being remediated and built upon?

13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	-	-	-	
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	X?	X?	X?	If an important species were found on a suitable site this could preclude the site from being developed for renewable energy?
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	X?	X?	X?	If an important species were found on a suitable site this could preclude the site from being developed for commercial opportunities.
Summary: potentially restrictive for development, but important for protection of endangered species.				

Saved Policy NE5 of Guildford Borough Local Plan (2003) - Development will not be permitted if it would damage or destroy trees protected by a Tree Preservation Order or in a conservation area unless the removal would:

- 1. Be in the interests of good arboricultural practice; or***
 - 2. The need for the development outweighs the amenity value of the protected trees.***
- If the removal of any trees is permitted as part of a development, a condition may require that an equivalent number (or more) of new locally native trees be planted either on or near the site.***

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	X	X	Could be a constraint in the identification of new sites for housing to meet the needs. Mitigation sought in the planting of more trees than are removed.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	✓	✓	✓	Health and well-being of the population will be enhanced by the protection of trees.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	✓?	✓?	✓?	Trees in the flood plain are important for ground stability, water storage and drainage, conserving them will reduce the risk of flooding?
4. To create and maintain safer and more secure communities	X?	X?	X?	Woods can be unsafe places particularly at night, more than the reality perhaps is the fear of crime happening in such places?
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	X	X	X	Will be a constraint for making the best use of such land from a build perspective. Mitigation to design development around particularly important native species.
8. To ensure air quality continues to improve and noise/light pollution is reduced	✓	✓	✓	Trees are good for air quality.
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	Trees are particularly rich in biodiversity they are hosts to many species.

10. To 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	✓	✓	✓	Ancient and semi-ancient woodlands will be protected – though they are likely to afford protection under stronger legislation.
11. To reduce road congestion and pollution levels	✗	✗	✗	Could act as a constraint to road building, which is one way of addressing road congestion.
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	✓	✓	✓	Trees help to safeguard soil quality.
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	✓	✓	✓	Retaining and planting trees (even piece meal) while not reducing emissions will help prepare the Borough for the impacts of climate change such as increased flooding.
14. To reduce the global, social and environmental impact of consumption of resources	✓	✓	✓	Trees are an environmental resource.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	?	?	?	Do trees contribute to water quality?
17. To increase energy efficiency and the proportion of energy generated from renewable sources	✗	✗	✗	Potential for constraints on identification of sites suitable for renewable energy generation.
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	✗	✗	✗	Could act as a constraint in the identification of sites for commercial development.

Summary: positive impacts on environmental objectives, potential constraint on land available for development.

Saved Policy NE6 of Guildford Borough Local Plan (2003) - In considering proposals for development on undesignated sites where there is found to be a significant wildlife interest, the council will seek to preserve and enhance the features of ecological value.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	X	X	Could over time act as a constraint to providing sufficient housing.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	✓	✓	✓	Areas of wildlife are important features for the population and their retention will improve the well-being of the population.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	✓	✓	✓	Has the potential to if such areas are in the floodplain – though development should be steered away from floodplain where possible.
4. To create and maintain safer and more secure communities	?	?	?	Answerable on a site-specific basis?
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	X	X	X	Could act as a constraint for making the best use of previously developed land from a build perspective.
8. To ensure air quality continues to improve and noise/light pollution is reduced	?	?	?	Can such areas filter and buffer these types of pollution?
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	Policy is in line with objective.
10. To 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 should contribute to the protection of such features.
11. To reduce road congestion and pollution levels	X	X	X	Negative impacts if areas of wildlife interest conflict with road building interests could act as a constraint. In reality road building is likely to take precedence.

12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	✓	✓	✓	Safeguarding soil quality.
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	✓	✓	✓	If areas fall in floodplains then retaining them should help reduce the increased risk of flooding. Development should be steered away from the floodplain though.
14. To reduce the global, social and environmental impact of consumption of resources	✓	✓	✓	Wildlife is an environmental resource.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	?	?	?	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	X	X	X	Could act as a constraint on the identification of suitable sites for renewable energy generation.
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	X	X	X	Could act as a constraint on identification of sites for commercial development.
Summary: positive impacts on environmental objectives, potential constraint on land available for development.				

APPENDIX TWO – SPD APPRAISAL

Sustainable Development SPD Objective - Development is in context with its surrounds, so that it integrates and interacts with established areas and is not isolated, out of scale or inappropriate.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	-	-	
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	Development steered away from the floodplain with other policy.
4. To create and maintain safer and more secure communities	-	✓	✓	Good design considers safety at the outset and works it into the development.
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	-	✓	✓	If in context with surroundings – implies protecting ecological assets
10. To 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	✓✓	✓✓	✓✓	Development will integrate with its surrounds the aim to protect the character of its environment and make more accessible the cultural assets.
11. To reduce road congestion and pollution levels	?	?	?	Unclear whether this includes capping traffic growth as part of being in context with surroundings

12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	✓	✓	✓	If the previously developed land the development is steered towards is contaminated some remediation is likely to follow thereby reducing the area of land affected by contamination.
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	-	-	-	
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	
Summary: positive impacts on social objectives, reducing amount of contaminated land and providing for the economic needs of the Borough.				

Sustainable Development SPD Objective - That buildings are designed and constructed to ensure that they are flexible over the life cycle of the building, healthy, accessible to all members of the community, within the character and scale of the surroundings, and resource and energy efficient. Such sustainable development issues will be addressed from the earliest concept stage through to the detailed design and construction of the development

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	X	X	X	Whilst demanding all developments achieve and 'Excellent' rating is very laudable, it may not be realistic. 'Excellent' is a very big improvement on building regulations and could be considered an exemplar development. It may be prudent to set the level slightly lower with the aim of implementing continual improvement.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	✓	✓	Provision of sufficient daylight, south facing gardens should contribute to well-being of population
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	?	?	?	What is the financial cost of energy efficient, locally built, sustainable homes?
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	-	-	-	
10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	-	-	-	

12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	✓	May have some longer term cumulative effects on climate change
14. To reduce the global, social and environmental impact of consumption of resources	✓	✓	✓	Positive but - due to the flexible nature of BREEAM - developers will not necessarily have to focus on the resource credits and may instead opt to gain credits elsewhere
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	✓	✓	✓	The Council will encourage the minimisation of waste in developments through re-use of construction and demolition materials.
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	✓	✓	✓	Buildings will be designed and constructed to be energy efficient and facilitate the use of passive solar design. However the primary action should be to reduce demand and then generate renewable energy.
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: objective performs well against reducing consumption of resources, energy efficiency and waste minimisation, unclear what the financial costs will be and how far they will be passed on to future occupiers of developments.

Sustainable Development SPD Objective - To improve the design and layout of developments to maximise energy efficiency, increase the proportion of energy supplied from renewable or other low impact sources and reduce demand for energy consumption

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	X	X	X	Renewable energy is likely to impose costs on development.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	-	-	
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	?	?	?	Will any of the costs of these design requirements be passed onto future residents? If yes – could this increase social exclusion?
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	-	-	-	
10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	✓	A shift to renewable energy is addressing the causes of climate change.

14. To reduce the global, social and environmental impact of consumption of resources	-	✓	✓	Using renewable sources for energy reduces the demand for energy from non-renewable sources and hence the impact of consumption of resources.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	✓	✓	✓✓	Obvious correlation with this objective
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: positive impacts on increasing energy efficiency and renewable energy generation – questions as to the cost and who would bear that cost. The primary action should be to minimise demand and then generate renewable energy.

Sustainable Development SPD Objective - To make efficient use of all water resources and promote the use of Sustainable Drainage Systems to minimise the risk of flooding and water pollution while enhancing biodiversity.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	?	?	?	Potential constraint for identification of sufficient sites to accommodate the residential growth needs of the population.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	-	-	
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	✓	✓	✓✓	Council will steer development away from identified areas of floodplain that would increase risk of flooding. The council will encourage soft landscaping & permeable surfaces rather than hard surfacing and encourage use of SuDS. Residential rainwater collection systems.
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	?	?	?	Potential constraint for redevelopment of floodplain. PPG25 requires that Local planning authorities should adopt a risk-based approach to proposals for development in or affecting flood-risk areas.
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	?	?	?	Do any sustainable water resources developments affect local aquatic biodiversity? Potentially positive benefits from SuDS.
10. To 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	-	✓	✓	Possible benefit in directing development away from areas of greatest flood risk.

11. To reduce road congestion and pollution levels	?	?	?	SuDS can increase the seriousness of any pollution incident
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	✓	✓✓	The current increased risk flooding of flooding is believed to be in part a result of climate change – reducing the risks of flooding is preparing the Borough for the impacts of climate change.
14. To reduce the global, social and environmental impact of consumption of resources	-	✓	✓	Reducing the consumption of water resources.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	✓	✓	✓	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: main constraint in provision of land for development, positive impacts on preparing the Borough for the impacts of climate change, water quality and consumption of resources.

Sustainable Development SPD Objective - Reduce the need to travel in the Borough by unsustainable modes, and to support and promote public transport accessibility, walking and cycling

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	?	?	?	Potential constraint in the identification of sites to bring forward for development if sites are not or could not be well serviced by modes of transport other than the car.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	✓	✓✓	Good travel choices in favour of public transport and additional facilities within developments will help people to stay independent, increase well-being and could contribute to reducing inequalities in health.
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	?	?	?	Need to say something about safer access to and through developments?
5. To reduce poverty and social exclusion for all sectors of the community	-	✓	✓	Better transport choice and provision of extra facilities in new developments (e.g. crèches, home office space) should help reduce social exclusion.
6. To create and sustain vibrant communities	-	✓	✓	Better transport choice and provision of extra facilities in new developments (e.g. crèches, home office space) should help create and sustain vibrant communities.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	?	?	?	Potential constraint in the identification of sites to bring forward for development if sites are not or could not be well serviced by modes of transport other than the car.
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	-	-	-	

10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	✓	✓	✓✓	The objective is designed to firstly reduce the need to travel then promote sustainable modes this in combination should reduce road congestion and pollution levels – though there is still the question of population uptake of other modes and the generation of traffic by the development.
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	✓	✓	This objective is addressing the causes of climate change by attempting to reduce the use and reliance on the private car – a large contributor to air pollution in this country.
14. To reduce the global, social and environmental impact of consumption of resources	-	✓	✓	Reduced demand for travel and more sustainable modes should reduce the impact of consumption of resources.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	?	?	?	Potential for more jobs on public transport?
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	?	?	?	Potential constraint in the identification of sites to bring forward for development if sites are not or could not be well serviced by modes of transport other than the car.

Summary: potential constraints on the identification of sites to bring forward for development, positive impacts on social factors and environmental resources.

Sustainable Development SPD Objective - To ensure that resources and materials are not wasted by the promotion of appropriate development and the inclusion of recycling facilities within new development, whilst encouraging the effective management of waste over the developments life cycle.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	-	-	-	
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	-	-	-	
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	-	-	-	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	Re-use of buildings. Little emphasis is placed on the use of recycled products other than in relation to reuse of old building fabric as aggregate. Encouraging the uptake of recycled products is fundamental in establishing an economically viable market for recycling.
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	-	-	-	
10. To 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	-	-	-	
11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	

13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	✓	✓	✓	The Council will encourage the minimisation of waste through the re-use of construction and demolition materials. Need more focus on waste hierarchy however.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	✓	✓	✓	The Council will encourage the minimisation of waste, the provision recycling and composting facilities. Again, more focus on waste hierarchy required.
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	-	-	
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	-	-	-	
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	-	-	-	

Summary: positive impacts on the objectives to reduce waste and impacts of consumption of resources but needs to consider means of minimising waste generation. Could consider introducing the concept of industrial symbiosis - encouraging commercial enterprises that have a synergy between waste production and raw material use.

Sustainable Development SPD Objective - To maintain and enhance the biodiversity within the Borough, balance the needs of development with conservation and protect important plant and animal species. The Borough Council will ensure that developments enhance the natural environment.

Sustainability Appraisal Objectives	Assessment			Comments / Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	?	?	?	Potential constraint in the identification of sites to bring forward for development if sufficient Brownfield land is not available.
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	✓	✓	✓	PPG9 'The conservation of nature is important. Attractive environments, where attention is given to nature conservation, are essential to social and economic well-being.' (Para 3)
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment	✓	✓	✓	Where this is floodplain retaining natural landscape, trees and vegetation will reduce the risks of harm from flooding.
4. To create and maintain safer and more secure communities	-	-	-	
5. To reduce poverty and social exclusion for all sectors of the community	-	-	-	
6. To create and sustain vibrant communities	✓	✓	✓	Attractive green environments promote vibrancy.
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	-	-	-	
8. To ensure air quality continues to improve and noise/light pollution is reduced	-	-	-	
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	Objectives compatible but some room for improvement - should ideally refer to the incorporation of habitat creation and enhancement (e.g. through the use of species-rich grassland creation or incorporation of green roofs), in addition to habitat linkages and buffer zones.
10. To 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	✓	✓	✓	Indirect positive impacts from protection of coincidental sites and adjacent sites.

11. To reduce road congestion and pollution levels	-	-	-	
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	-	-	-	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	-	-	-	
14. To reduce the global, social and environmental impact of consumption of resources	-	-	-	
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management	-	✓	✓	Indirect benefits for water quality through preservation of aquatic environment
17. To increase energy efficiency and the proportion of energy generated from renewable sources	-	-	-	
18. To maintain low rates of unemployment and high levels of economic activity	X	X	X	Constraint on the identification of suitable sites for employment.
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	X	X	X	Constraint on the identification of suitable sites for commercial development.

Summary: constraints for the identification of sites for development positive impacts on social and environmental objectives.

The Surrey Biodiversity Action Plan is based on Habitat Actions Plans (HAPs), rather than Species Action Plans (SAPs). The species lists included within these HAPs are not comprehensive lists of notable species but simply examples of some of the species present that considered either common, characteristic species or rare species. For this reason, reference to the Surrey BAP alone is not appropriate. It would be preferable for this section to include reference to those habitats and species listed in the UK Biodiversity Action Plan and those protected by legislation.

The SPD appears to be biased towards wildlife and biodiversity with limited references to landscape design, amenity value and open space. It may be appropriate to incorporate additional text relating to these areas.

APPENDIX THREE – CONTEXT REVIEW

Planning Policy Guidance Note 25: Development and flood risk	
Proponent body	Central Government (ODPM)
Status (e.g. statutory, non-statutory)	Government policy
Date produced	2001
Why is it relevant to Guildford Sustainable Development SPD?	
The guidance explains how flood risk should be considered at all stages of the planning and development process in order to reduce future damage to property and loss of life. Planning should seek where possible to reduce and certainly not to increase flood risk.	
Opportunities / Synergies / Constraints / Challenges	
<p>Reducing the vulnerability to the dangers and damage caused by unmanaged floods contributes to the achievement of a better quality of life and the objectives of sustainable development. Soft engineering techniques such as creating, preserving and enhancing natural flood meadows and wash lands can be of great value in contributing to biodiversity as well as attenuating flooding. Opportunity to create sustainable defence measures that are environmentally and economically sound. Also may encourage the provision of adequate and cost-effective flood warning systems. Climate change is expected to increase the risk of flooding. Hence some existing development in more exposed locations may not be sustainable in the longer term and may need to be replaced in safer locations.</p> <p>Continued construction of hard-engineered flood defences may not be sustainable in the long term. The importance of a precautionary basis to development has increased by the growth in knowledge of the likely impacts of climate change and their effect on flood risk over time.</p> <p>The re-use of previous developed land although encouraged should be appropriate to flood risk.</p>	
How could the SPD respond?	Implications for the SA
<p>The SPD should include policies that promote the use in appropriate areas of more sustainable drainage systems to control the water as near its source as possible. Also natural flood defences such as water meadows should be encouraged.</p> <p>The SPD should not provide for development in areas at risk from flooding.</p>	SA objectives may include reducing flood risk and increasing biodiversity (if natural flood management practices are used)
Internet link:	
http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_606931.hcsp	

Planning Policy Statement 22: Renewable energy	
Proponent body	Central Government (ODPM)
Status (e.g. statutory, non-statutory)	Government policy
Date produced	2004
Why is it relevant to Guildford Sustainable Development SPD?	
<p>PPS22 provides a statement of government policy concerning planning and development control of renewable energy developments. Increased development of renewable energy sources is vital to facilitating the delivery of the Government's commitments to both climate change and renewable energy.</p> <p>Policies in PPS22 cover technologies such as onshore wind generation, hydro, photovoltaics, passive solar, biomass and energy crops, energy from waste (but not energy from mass incineration of domestic waste), and landfill and sewage gas. PPS22 does not cover combined heat and power (CHP) although since some CHP projects are fuelled by a renewable resource, some policies may be relevant. The Government has produced a companion guide for PPS22 that includes a technical annex providing more details on particular technologies as well as good practice guidance on planning and renewable energy.</p>	
Opportunities / Synergies / Constraints / Challenges	
<p>Planning policies that rule out or place constraints on the development of all, or specific types of, renewable energy technologies should not be included in plans.</p> <p>Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally.</p> <p>Local planning authorities may include policies requiring a percentage of the energy to be used in new developments to come from on-site renewable energy developments. Such policies:</p> <ul style="list-style-type: none"> Should only be applied to developments where the installation of renewable energy generation equipment is viable; and Should not be framed in such a way as to place an undue burden on developers. <p>Local planning authorities and developers should consider the opportunity for incorporating renewable energy projects in all new developments.</p> <p>The Government expects each authority to contribute to meeting the targets and reducing overall demand for energy.</p> <p>Local planning authorities should only allocate specific sites for renewable energy in plans where a developer has already indicated an interest in the site, has confirmed that the site is viable, and that it will be brought forward during the plan period.</p>	
How could the SPD respond?	Implications for the SA
<p>Opportunities to require a percentage of the energy to be used in new developments to come from on-site renewable energy developments should be exploited.</p> <p>May consider the wider environmental benefits associated with increased production of energy from renewable sources if these are proposed for the Green Belt.</p>	<p>The SA objectives should reflect the need to increase energy efficiency and the proportion of energy derived from renewable resources.</p> <p>The Companion Guide identifies some of the economic benefits of renewable power (these should be considered in the appraisal):</p> <ul style="list-style-type: none"> Job creation: direct; indirect and induced; Increased expertise in manufacturing and R&D; Increased security and reliability of supply; Direct benefits through shareholding; Cheaper fuel bills; Tourism potential; Marketing of the local area as forward-looking and 'green'; Income for landowners (and potential for re-circulation of wealth in local community); and Farm diversification/revitalisation
Internet link:	
http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_030334.hcsp	

Planning Policy Guidance Note 10: Planning and waste management	
Proponent body	Central Government (ODPM)
Status (e.g. statutory, non-statutory)	Government policy
Date produced	1999
Why is it relevant to Guildford SPD on Sustainable Development?	
<p>This guidance note provides advice about how the land-use planning system should contribute to sustainable waste management through the provision of the required waste management system considered as the Best Practicable Environmental Option (BPEO) to meet the needs of residents and business.</p> <p>The guidance sets out the general policy context and the criteria for siting facilities. It deals with the relationship between the planning system and the waste management-licensing regime. It emphasises the increasing importance of planning for waste management at the regional level and makes recommendations about how that process should be strengthened.</p>	
Opportunities / Synergies / Constraints / Challenges	
<p>Opportunity to encourage better waste management strategies and to incorporate waste strategies into new development proposals.</p> <p>Encourage further re-use / recycling and recovery of waste.</p> <p>Policy will rely on information projected waste arisings, recycling and recovery levels and extent of existing facilities. Sources of this can be conflicting and information on waste arisings and quantitative data on disposal or treatment routes is often poor (annex D),</p> <p>Many waste disposal methods can cause pollution, effective liaison between the WPA and the appropriate pollution control regulator is needed.</p>	
How could the SPD respond?	Implications for the SA
<p>The SPD could aim to provide facilities for the re-use, recovery and disposal of waste and ensure that opportunities for incorporating re-use / recycling facilities in new developments are properly considered.</p> <p>Policy should state that new developments must have waste management strategies before granting planning permission and should include pollution monitoring where appropriate.</p> <p>It should include policies on waste facilities that will minimise their impacts on designated landscapes, nature conservation and the historic environment.</p> <p>Policy must demand appropriate locations for facilities, so as to minimise impact on sensitive land uses and to account for transport, traffic and access.</p>	<p>The SA objectives to include an objective devoted to waste minimisation and appropriate waste management.</p> <p>Use Best Value waste figures as an indication of success in recycling waste.</p>
Internet link:	
http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_606925.hcsp	

Planning Policy Statement 10: Planning for Sustainable Waste Management	
Proponent body	Central Government (ODPM)
Status (e.g. statutory, non-statutory)	Government policy
Date produced	2004 (draft)
Why is it relevant to Guildford SPD on Sustainable Development?	
<p>This PPS will replace Planning Policy Guidance Note 10, <i>Planning and Waste Management</i>, published in 1999. The policies in this PPS should be taken into account by local planning authorities in the preparation of local development documents. They may also be material to decisions on individual planning applications.</p> <p>Positive planning has an important role in delivering sustainable waste management:</p> <ul style="list-style-type: none"> - Through the development of appropriate strategies for growth, regeneration and the prudent use of resources; and, <p>By providing sufficient opportunities for new waste management facilities of the right type, in the right place and at the right time.</p>	
Opportunities / Synergies / Constraints / Challenges	
<p>Planning Objectives:</p> <ul style="list-style-type: none"> - Help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option but one which must be adequately catered for; - Enable sufficient and timely provision of waste management facilities to meet the needs of their communities; - Help implement the national waste strategy, and supporting targets, and are consistent with obligations required under European legislation; - Help secure the recovery or disposal of waste without endangering human health and without harming the environment and ensure waste is disposed of as near as possible to its place of production; - Reflect the concerns and interests of local communities, the needs of waste collection authorities, waste disposal authorities and business and encourage competitiveness; - Protect green belts but recognise the particular locational needs of some types of waste management and that the wider environmental and economic benefits of sustainable waste management are material considerations that should be given significant weight in determining whether proposals should be given planning permission; - Ensure the layout and design of new development supports sustainable waste management. 	
How could the SPD respond?	Implications for the SA
Waste management should be considered alongside other spatial planning concerns such as transport, housing, economic growth, natural resources and regeneration, recognising the positive contribution that waste management can make to the development of sustainable communities, and integrated effectively with other strategies including municipal waste management strategies.	The SA objectives to include an objective devoted to waste minimisation and appropriate waste management. Use Best Value waste figures as an indication of success in recycling waste.
Internet link: http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_033314-04.hcsp#P63_9441	

One Future – Different Paths: The UK’s Shared Framework for Sustainable Development	
Proponent body	Central Government
Status (e.g. statutory, non-statutory)	Non-statutory
Date produced	2005
Why is it relevant to Guildford Sustainable Development SPD?	
<p>The Shared Framework sets the overarching requirements for achieving sustainable development in the UK and devolved democratic bodies. The framework covers the period 2005 – 2020 and comprises:</p> <ul style="list-style-type: none"> A shared understanding of sustainable development; A common purpose outlining what we are trying to achieve and the guiding principles we all need to follow to achieve it; Our sustainable development priorities for UK action, at home and internationally; and Indicators to monitor the key issues on a UK basis. 	
Opportunities / Synergies Constraints / Challenges	
<p>The Framework stresses the integration of the 1999 Sustainable Development objectives and the addressing of Sustainable Development as an integrated process, in line with current SA / SEA processes and PPS12.</p> <p>The 1999 strategy stressed that the four objectives had to be pursued at the same time, in practice, different agencies focused on those one or two most relevant to them.</p> <p>There are 5 principles that a policy must adhere to in order to be sustainable, namely:</p> <ul style="list-style-type: none"> - Living within Environmental Limits - Ensuring a strong healthy and just society - Achieving a sustainable economy; - Promoting good governance; and - Using sound science responsibly. <p>The Framework highlights the importance of ‘sound science’ and in particular the acknowledgement of the element of uncertainty through the ‘precautionary principle’.</p>	
How could the SPD respond?	Implications for the SA
<p>SPD must ensure policies address priority areas for action:</p> <ul style="list-style-type: none"> - Sustainable consumption and production - Climate change and energy - Natural resource protection and environmental enhancement - Sustainable communities 	<p>The SA should ensure that its Framework addresses the priority areas given in this UK Shared Framework.</p> <p>The Shared Framework places a greater stress on environmental factors than the 1999 strategy, in particular naming climate change as the number one priority.</p>
Internet link: http://www.sustainable-development.gov.uk/documents/publications/SD%20Framework.pdf	

The South East Plan Core Document: Consultation Draft	
Proponent body	SEERA
Status (e.g. statutory, non-statutory)	Statutory
Date produced	January 2005
Why is it relevant to Guildford SPD on Sustainable Development?	
<p>When eventually approved by the Government, it will provide a statutory regional framework for development to 2026, setting out scale, priorities and broad locations for change. It will integrate with other key regional strategies and with the new local planning system. A set of regional policies, to set priorities and targets and guide action, forms a core component of the Plan. They are structured in three groups:</p> <p>A set of policies that apply to all aspects of the Plan, which are termed ‘cross-cutting’</p> <p>New regional policies on the economy, housing, natural resources, countryside and landscape, the built and historic environment, town centres and social, cultural and health considerations</p> <p>Existing regional policies, which have already been approved by the Assembly, following earlier consultation and debate. These relate to transport, waste management, minerals, energy, tourism and sport.</p>	
Opportunities / Synergies / Constraints / Challenges	
<p>Cross Cutting Policies:</p> <p>Active Management There is a particular emphasis throughout the draft Plan on active resource and land management to foster a more positive and dynamic approach to planning and land use across the region, increasing efficiency and raising standards.</p> <p>Climate Change Although there is disagreement about the impacts of climate change, it is acknowledged as an issue of regional significance. Climate change can bring opportunities as well as threats. The draft Plan’s focus is therefore on developing a combination of mitigation and adaptive measures that seek to protect future options and choices.</p> <p>Resource Use Linked with the active management and climate change policies is a drive to make more efficient use of natural resources, in relation to both new and existing development. The aim will be stabilise, and eventually reduce, the per capita consumption of natural resources in the region and reduce its ‘ecological footprint’. The Assembly has set out a very ambitious target of stabilising that footprint by 2010.</p> <p>Infrastructure and Implementation The Assembly attaches great importance to the provision of infrastructure (transport, schools, health facilities, green space, etc) taking place in a manner that meets the needs of new and existing development. A substantial investment contribution will be needed from central Government, local and regional agencies and the private sector to attract additional funding. The policies in the Plan eventually submitted to Government will set out proposals to create the necessary framework for phasing infrastructure and land release.</p> <p>Use of Public Land There are extensive areas of property and land in public ownership in the region. The land holdings of the Ministry of Defence are particularly substantial. In some cases, the current use of the land is under review and may provide opportunities for development/redevelopment. Where such sites are of regional significance, a programme of action should be agreed with the Assembly.</p> <p>Inter-regional Connectivity Active co-operation and co-ordination with neighbouring regions will be fostered. Links with London, East of England and the East Midlands are of particular importance.</p> <p>Urban Focus Development in the region will be focused on and around the urban areas. The Government defines urban areas as settlements with a population of 10,000 or more. Infrastructure and other investment will also be concentrated in those areas.</p>	

Spatial Patterns

To reflect the overall strategy, a set of sub-regions has been defined, where specific policies and proposals will apply, within the overall regional framework. Guildford is referred to in the London Fringe / Central Arc Sub Region. The London Fringe / Central Arc Sub Region recognises three regional hubs – Guildford, Redhill / Reigate and Woking – are important in terms of any future economic growth and transport investment. The critical question is how economic growth in the sub-region can be sustained in future without compromising the quality of life for all those who live in the area.

Green Belts and Strategic Gaps

The existing Green Belts will be retained, and the opportunity will be taken to improve their management and access. Elsewhere in the region, the Assembly proposes to identify a limited number of regionally significant gaps and corridors for protection and active management.

Development Options:

After considerable debate, the Assembly has decided that the consultation should focus on options for three levels of regional growth, and two options for distribution of that growth. The three growth options are:

- 25,500 additional homes per annum – a lower figure than the current planned rate
- 28,000 additional homes per annum – approximately the current planned rate
- 32,000 additional homes per annum – higher than the current planned rate.

The two distribution options are:

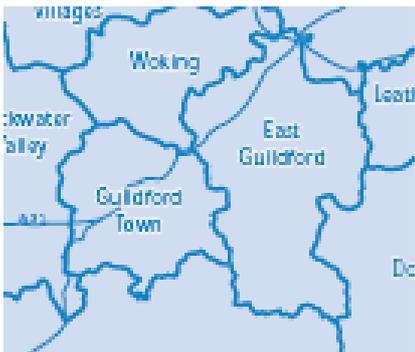
- Continuation of Existing Policy – essentially a roll forward of the pattern of development established in existing regional planning guidance
- Sharper Focus – a variation that places more emphasis on a combination of areas requiring regeneration and areas with notable economic potential.

How could the SPD respond?	Implications for the SA
Reflect the regional policies both cross cutting and regional policies on the economy, housing, natural resources, countryside and landscape, the built and historic environment, town centres and social, cultural and health considerations	The plan parameters and principles set out in the South East Plan should be reflected in the SA objectives.

Internet link: http://www.southeast-ra.gov.uk/southeastplan/plan/cons_draft_jan05/executive_summary.pdf

Surrey Design Guide	
Proponent body	Surrey Local Government Association
Status (e.g. statutory, non-statutory)	
Date produced	2002
Why is it relevant to Guildford SPD on Sustainable Development?	
<p><i>Surrey Design</i> is relevant to all involved in the development process. It is not intended to be a textbook and cannot substitute for the use of qualified architects, planners and designers. Neither is the guide a rulebook to slavishly follow. Rather it sets out objectives and guiding principles within which genuine inspiration and design creativity can be encouraged. As a strategic document this guide focuses on design principles that have countywide relevance. It does not attempt to prescribe architectural detail and local style nor does it promote design solutions based on the historic vernacular at the expense of more modern design. The principles allow a wide variety of appropriate design responses whatever the context. It is intended that this guide be read in conjunction with the DTLR's own publications on design.</p>	
Opportunities / Synergies / Constraints / Challenges	
<p>Objective: To promote good design through the development process</p> <ul style="list-style-type: none"> - A framework for development based on site appraisal should be established and agreed at the earliest opportunity - Applicants should demonstrate that their proposal is the clear outcome of good design - Good design requires collaboration between professionals and with the community <p>Objective: To create attractive and accessible places</p> <ul style="list-style-type: none"> - New development should be integrated within the existing settlement - Public space should consist of places and streets, which are comfortable at a human scale - Landscape design should be an integral part of new development - Attention to detail is crucial to the quality of the public realm - Open space should be an integral part of the built environment - The function and maintenance responsibilities for all land and planting should be clearly identified <p>Objective: To ensure that all development contributes to local distinctiveness and character</p> <ul style="list-style-type: none"> - Begin with an understanding of existing character - The design of new development should evolve from Surrey's rich landscape and built heritage - Distinctive local character and design quality should be protected and enhanced <p>Objective: To conserve energy and water, maintain biodiversity and reduce waste and pollution</p> <ul style="list-style-type: none"> - All development should be designed to be energy efficient - Water should be used efficiently - Existing landscape and habitats should be retained and wildlife enhanced - All development should prevent water pollution and flooding, conserve groundwater and improve water habitats - Buildings and building materials should be reused and recycled - Building materials should be sustainably sourced <p>Objective: To encourage vibrant and mixed communities where people feel safe</p> <ul style="list-style-type: none"> - Good design should encourage a mix of uses appropriate to the location - Good design should incorporate a mix of house types and tenure - All public space should feel safe - There should be a clear demarcation between public and private space <p>Objective: To create places for people that are safe and easy to move through and are accessible to all</p> <ul style="list-style-type: none"> - The emphasis in design will be on pedestrians, people with mobility impairments, cyclists and public transport - The layout of the highway is only one design consideration - Speed restraint should be incorporated into design - Car parking should not dominate or overly influence urban form <p>Objective: To make best use of the available land</p> <ul style="list-style-type: none"> - The appropriate density of development will depend on accessibility and character of surrounding development - Promote design quality in town centres - Development in existing urban areas should create a high quality urban form - Maximise the potential of internal building space 	

How could the SPD respond?	Implications for the SA
<p>Local authorities will use the principles set out in this guide in reviewing their more detailed local plan policies, design guidance and site specific guidance. These will help provide a clear indication of the standard of design expected in new development. However, local authorities cannot achieve the objective of good design alone. Unless the principles in this guide are shared by all involved in the development process the objective of good design will prove elusive.</p>	<p>Design guide objectives should be reflected in SA objectives.</p>
<p>Internet link: http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/f2d920e015d1183d80256c670041a50b/d65b85bdbef9064d80256bb40045e174/\$FILE/Surrey%20Design.pdf</p>	

Surrey Local Transport Plan	
Proponent body	Surrey County Council
Status (e.g. statutory, non-statutory)	Statutory
Date produced	July 2000
Why is it relevant to Guildford SPD on Sustainable Development?	
<p>This Local Transport Plan (LTP) forms Surrey County Council's bid for capital transport funding from central Government. The bid and the associated implementation programme, cover the five years from 2001/02 to 2005/06. The LTP also sets out the Council's objectives, targets and strategy for transport in Surrey over this five-year period, and in the longer term, leading up to the year 2016.</p>	
Opportunities / Synergies / Constraints / Challenges	
<p>5 Long-Term Objectives: Integration -To improve co-ordination between all forms of transport, and to integrate transport with other policies. Environment -To protect and improve the environment of Surrey and the health of its people by reducing the adverse effects of motorised transport. Safety - To improve the safety and security of transport for all travellers. Economy - To promote an efficient transport system that supports a sustainable economy. Accessibility - To make it easier for everyone to travel to everyday facilities, especially people without a car.</p> <p>Targets: Traffic reduction. Improved accessibility by public transport, cycling and walking. More walking, cycling and public transport use. Road casualty reduction. Reduced vehicle emissions. Increased proportion of major developments located in accessible urban centres. Improved condition of the highway network. Improved provision for freight transport.</p>	
How could the SPD respond?	Implications for the SA
<p>To put the strategy into effect at the local level, the county has been divided into 17 areas Guildford is split into 3 of these areas:</p>  <p>Within each of these areas numerous local schemes are outlined. Each scheme addresses one or more of the strategy elements set out above. The schemes are outlined in Annex 2.</p>	<p>Use quantified data for baseline environmental situation. Use targets given in Plan for baseline indicator status (performance related).</p>
<p>Internet link: http://www.surreycc.gov.uk/sccwebsite/sccwspublications.nsf/f2d920e015d1183d80256c67041a50b/5a974b63f291b62980256bc8002b433c/\$FILE/Scctrans.PDF</p>	

Surrey Biodiversity Action Plan	
Proponent body	Surrey Biodiversity Partnership
Status (e.g. statutory, non-statutory)	Statutory
Date produced	1999
Why is it relevant to Guildford SPD on Sustainable Development?	
The Surrey BAP represents an ambitious attempt to halt declines and restore biodiversity to a more sustainable condition. It has involved 10 years of discussion, negotiation and a lot of hard work. However the work has only just begun, as Surrey Wildlife Trust and partners have to deliver action on the ground that improves the biodiversity of Surrey.	
Opportunities / Synergies / Constraints / Challenges	
The aims of the Surrey Biodiversity Action Plan are to conserve and enhance the biological diversity of Surrey and contribute to conserving and enhancing both national and international biodiversity. There are Habitat Action Plans (HAPs) for the following habitats: Chalk grassland Farmland Floodplain grazing marsh Lowland heathland Lowland unimproved meadows Open water and large reed beds Wetland Woodland Wood pasture and parkland Urban	
How could the SPD respond?	Implications for the SA
These habitats in particular should afford considerable protection and enhancement – ensure policies reflect this. The SPD should recognise that species referred to in the BAP are not the only rare / protected species in Guildford.	Use available data for baseline environmental conditions and trends to give likely future state of environment.
Internet link: http://www.surreywildlifetrust.co.uk/Default.asp?mainmenu=publications&SearchFormTitle=BAP&EntityID={0BC3592D-A16D-4A03-A407-27AA77591467}	

Surrey Hills AONB Management Plan	
Proponent body	Surrey Hills AONB Partnership
Status (e.g. statutory, non-statutory)	Statutory
Date produced	2004
Why is it relevant to Guildford SPD on Sustainable Development?	
<p>This document sets out the vision, policies and plans for the future management of the Surrey Hills Area of Outstanding Natural Beauty. It has been prepared by the Surrey Hills Partnership and adopted by the local authority partners as a duty under the Countryside and Rights of Way Act 2000. The Plan informs the policies and programmes of the local authorities and provides guidance to all the organisations and individuals that have a role in protecting and enhancing the Surrey Hills Area of Outstanding Natural Beauty.</p>	
Opportunities / Synergies / Constraints / Challenges	
<p><i>“The primary purpose of the designation is to conserve and enhance natural beauty. In pursuing the primary purpose of designation, account should be taken of the needs of agriculture, forestry, other rural industries and the social and economic needs of rural communities. Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment. Recreation is not an objective of designation, but the demand for recreation should be met in so far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses.”</i> Areas of Outstanding Natural Beauty: A policy statement (Countryside Commission, CCP 356, 1991 p.5)</p> <p>Since the 1949 Act, local planning authorities have been central to achieving the purpose of AONB designation, and their responsibility has been reaffirmed in the CRoW Act 2000, in which they are empowered to ‘take such action as appears to them expedient for the accomplishment of the purpose of conserving and enhancing the natural beauty’ of the AONB.</p> <p>The Sustainable Surrey Forum is the basis of a partnership that brings together community, statutory and non-statutory bodies and voluntary organisations to deliver the Community Strategy for Surrey. The Forum has prepared The Common Agenda for a Sustainable Surrey as a set of guidelines for achieving sustainable development in Surrey and it therefore provides an important framework for the Surrey Hills AONB Management Plan. Its key commitments are to:</p> <ul style="list-style-type: none"> · Use natural resources wisely · Promote more sustainable transport · Protect and enhance the environment · Encourage a successful local economy · Care for and protect people · Encourage successful community <p>Significant parts of the Surrey countryside adjacent to the AONB are designated at a county level as Areas of Great Landscape Value (AGLV). These areas act as a buffer to the AONB but they also have their own inherent landscape quality and are significant in conserving the landscape setting of some towns. The Surrey Structure Plan (Adopted, 2004) and Guildford Borough Local Plan policies seek to protect and enhance the landscape quality of AGLV land in line with AONB policy.</p>	
How could the SPD respond?	Implications for the SA
<p>Future plans; strategies and actions of key partners should reflect the vision and policies of this statutory AONB Management Plan. For local authorities ‘it formulates their policy for management of the area of outstanding natural beauty and their functions in relation to it’ (CRoW Act 2000). More focus on landscape policy in the SPD section on landscape and ecology.</p>	None identified
Internet link: http://www.surreyhillis.org/managementplan.asp	

Guildford Borough Council Community Plan	
Proponent body	Guildford Borough Council & LSP
Status (e.g. statutory, non-statutory)	Statutory
Date produced	May 2003
Why is it relevant to Guildford SPD on Sustainable Development?	
<p>The Community Plan covers ten topic areas: business economy; community wellbeing; culture; disadvantaged & vulnerable people; environmental sustainability; health; housing; public safety; snapshot of Guildford; traffic & transport.</p> <p>Good planning requires that both physical and social infrastructure to support new development is put in place early. The Community Plan partnership will improve cooperation between local authorities; infrastructure providers, education and social care agencies, health providers and others.</p> <p>The Local Strategic Partnership (LSP) currently comprises Guildford Borough Council (GBC), Surrey County Council (SCC), Surrey Police, Guildford and Waverley Primary Care Trust (PCT), Guildford Community Learning Partnership, Guildford Association of Voluntary Services, Guildford Business Forum, Guildford Youth Council, Guildford Environment Forum, and a representative of faiths, but it is important that all sectors of the community feel they have representation.</p>	
Opportunities / Synergies / Constraints / Challenges	
<p>Guildford Borough Council and Surrey County Council are the lead authorities in protecting and enhancing the quality of the natural and built environment and building sustainability into policies and activities.</p> <p>Priorities, arising from consultation, for environmental sustainability: Reconciling environmental conservation with development pressures Dealing with waste Energy efficiency Managing new development - Infrastructure, use of brown field sites, protection of the green belt, preservation of Guildford's heritage, sustainability, communities and affordable housing. Improving the environment - Flood protection and air quality, small parks, car parking, nature conservation and concern for public safety. The decision making process – Planning applications, phone mast policy and a suggested people's forum for consultation on office development. Waste Management and Recycling – More green box kerbside collections, education and publicity about recycling, better street cleansing, reduction in packaging and quick removal of dumped cars and fly-tipping. Energy conservation - Increasing conservation and use of renewable energy.</p> <p>The Borough is also being smothered by traffic. Surrey has the highest car ownership and most congested roads outside of London and any attempt to meet the demand for car travel is incompatible with the principles of sustainable development. Alternative modes of transport are being promoted, though there is much to be done.</p>	
How could the SPD respond?	Implications for the SA
Ensure that principles and priorities are embodied in a land use framework that promotes sustainable development.	Consider priorities for environmental sustainability when establishing objectives.
Internet link:	
http://www.guildford.gov.uk/GuildfordWeb/Council/Corporate+Performance/Real-time+Plans/Community+Plan/Community+Plan/Housing.htm	

APPENDIX FOUR – SPD / SA OBJECTIVES MATRIX

1. Development integrates & interacts with established areas and is not isolated, out of scale or inappropriate	✓	✓	-	✓	✓	✓	✓	✓	✗	✗	-	✗	-	✗	✗	-	-	-	-
2. Buildings design & constructed to ensure flexible over life-cycle, healthy, accessible, within character, resource & energy efficient	-	✓	-	-	✓	✓	-	✗	✗	-	✗	✓	✓	✓	-	-	✓	-	✗
3. To improve design & layout of developments to maximise energy efficiency, increase proportion of energy supplied from renewables	-	-	-	-	-	✓	✓	-	✗	-	✗	-	✓	✓	-	-	✓	-	✗
4. To make efficient use water resources, promote use of SUDs to minimise risk flooding, water pollution while enhancing biodiversity	-	-	✓	-	-	-	-	-	✓	-	-	-	-	-	-	✓	-	-	-
5. Reduce the need to travel in Borough by unsustainable modes, support & promote public transport accessibility, walking & cycling	-	✓	-	✓	✓	✓	-	✓	✓	-	✓	-	✓	✓	-	-	-	-	-
6. To ensure resources & materials not wasted by promotion of appropriate development & inclusion of recycling facilities	-	-	-	-	-	✓	✓	-	-	-	-	✓	-	✓	✓	-	-	-	-
7. To maintain & enhance the biodiversity, balance needs of development with conservation protect important species	-	-	✓	-	-	-	✓	-	✓	-	-	✓	-	-	-	✓	-	-	✗
1. To provide sufficient housing to enable people to live in home suitable to their needs																			
2. To facilitate improved health and well-being of the population including enabling independence & reducing health inequality																			
3. To reduce the risk of flooding and the resulting detriment to public well being, the economy & environment																			
4. To create and maintain safer and more secure communities																			
5. To reduce poverty and social exclusion for all sectors of the community																			
6. To create and sustain vibrant communities																			
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction																			
8. To ensure air quality continues to improve and noise/light pollution is reduced																			
9. To conserve and enhance biodiversity within the plan area																			
10. To protect, enhance & make accessible for enjoyment the natural archaeological & historic environments & cultural assets																			
11. To reduce road congestion and pollution levels																			
12. To reduce area of land affected by contamination and safeguard soil quality and quantity																			
13. To address the causes of climate change through reducing emissions of greenhouse gases																			
14. To reduce global, social and environmental impact of consumption of resources																			
15. To reduce waste generation and disposal and achieve the sustainable management of waste																			
16. Maintain and improve the water quality of the regions rivers and ground water & achieve sustainable water resources management																			
17. To increase energy efficiency and the proportion generated by renewable sources																			
18. To maintain low rates of unemployment and high levels of economic activity																			
19. To provide for appropriate commercial development opportunities to meet the needs of the economy																			

