

Appendix 4: Figure 8 - Key Sustainability Issues for Guildford Borough

The following are considered to be the primary sustainability problems upon which the sustainability appraisal process should focus.

A symbol ◇ alongside a topic signifies that it is addressed by an SA objective, that of the number shown e.g. ◇1 the topic is referred to by SA objective 1. The SA objectives are detailed in Section 6 of the Scoping Report.

Key Sustainability Issues and Problems	Baseline Source
Social	
◇1 Need for more <u>affordable housing</u> , largely the outcome of the high cost of open market housing and rentals, compared to typical earnings (although these are above average).	Housing Needs Study (2005). BVPI Survey (2004) resident's survey. GBC GDF Annual Monitoring Report. Census (2001). Forthcoming monitoring for Infrastructure SPD (Sept 2006) will also inform this issue.
◇1 Need to provide the <u>right type of housing</u> ; there is a requirement for primarily 1-3 bedroom houses.	Housing Needs Study (2005). Knight Frank (2003) Housing Market Assessment. Forthcoming monitoring for Infrastructure SPD (Sept 2006) will also inform this issue.
◇1 The trend towards an <u>ageing population</u> will mean greater dependency in the future, generating specific needs and land use requirements for certain facilities and accommodation types.	Census (2001). Projections by PHRG for BRE.
◇2,4,5,11,16 Delivering the <u>infrastructure</u> necessary to support new development is crucial if sustainable communities are to be achieved. Inadequate infrastructure could have unacceptable environmental impacts e.g. sewage flooding of residential and commercial property, pollution of land and watercourses, water shortages and /or with low pressure water supply problems.	Environment Agency groundwater levels, household water consumption. Thames Water Property Services response to original Scoping Report consultation (2005).
Environment	
◇9,10 <u>Protection of the environment</u> – a balance must be struck between PPG3/PPS3 intensification (making best use) of urban land and the need to safeguard the historic environment, local character and distinctiveness. Countryside landscapes must similarly be protected, whilst the Borough as a whole must provide for identified future	Various GBC data, including Annual Monitoring Report and Housing Potential Study (May 2006). Natural England. Guildford Landscape (and townscape) Character Assessment 2007

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land use needs. Over 70% of the Borough is within the Green Belt. There are also significant areas Countryside Beyond the Green Belt and Area of Outstanding Natural Beauty.	
◇11 <u>Traffic congestion</u> is perceived to be increasing. Evidence confirms car ownership is rising in the Borough.	GBC and Surrey County Council data. BVPI Survey (2004) resident's survey. Census (2001), Area Profile.
◇15 The amount of commercial and industrial <u>waste</u> generated is an issue, as this is more difficult to gather for disposal than that for household recycling. Notwithstanding rising recycling and composting rates, waste minimisation is a priority.	GBC and Surrey County Council data.
◇10 Shortage of <u>open space</u> within Guildford urban area, including the Town Centre.	GBC PPG17 Audit of Open Space, Sport and Recreation Facilities (2006).
◇10 National targets for development on <u>brownfield land</u> are currently being exceeded.	GBC GDF Annual Monitoring Report.
Economic	
◇5 Pockets of <u>deprivation</u> – general prosperity conceals pockets of relative deprivation, which should be targeted.	DTLR index of multiple deprivation. SHAW Primary Care Trust (2004).
◇18 Difficulties in recruiting and retaining qualified, experienced and skilled staff. Unemployment rates are generally low.	GBC. A further potential data source is the Surrey Economic Partnership.

Guildford Borough Performance on Other Sustainability Issues

In the interests of a comprehensive and robust SA Framework, the following additional issues are noted, which should also be given some weight.

Other Issues	Baseline Source
Social	
Rising <u>population</u> and number of households	Census (2001)
◇1 <u>Population characteristics</u> - higher than average % of married or co-habiting but lower than average single person households (within the borough). This raises issues in terms of ensuring the right types of housing, in the borough and in specific areas such as the Town Centre.	Census (2001)
◇2 Guildford's population is relatively <u>healthy</u> , with slightly above the Surrey average of people describing their health as good / very good. Fewer	Cancer Research Healthcare Commission. GBC.

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pedestrians, cyclists and children are killed or seriously injured on the roads than before, but deaths from circulatory disease, cancer, accidents and suicide are rising. The GDF has only a limited ability to influence human health and well being.	
◇10 Demand outstrips supply for the borough's <u>allotments</u> .	GBC.
◇5 <u>Ethnicity</u> - Just over 95.9 % of the population are white, with the remainder comprising a number of ethnic groups, the largest being 'mixed ethnicity'. <u>Potentially hard to reach groups</u> include young people, homeless adult offenders, lone parents, Gypsies and Travellers. This raises issues in terms of social inclusion.	Census (2001).
◇5 <u>Education and literacy</u> levels well, above average.	Census (2001).
◇6 <u>Vibrant communities</u> – tbc. Evidence suggests voting turnouts are falling in Guildford Borough.	Note that data is difficult to obtain on residents perception of their influence in local decision-making. GBC.
◇3 Actual <u>crime</u> rates are below the Surrey average, with vehicle and violent crimes slightly above. The public perceives that crime levels are rising (fear of crime).	BVPI Survey (2004) resident's survey.
Environment	
◇2,10 Public concern exists regarding the potential 'over-crowding and over-heating of the Borough's built up areas' e.g. suburban areas.	Residents Group response to original SA Scoping Report consultation (2005). Surrey LPA's SA joint-working.
◇10 Good <u>cultural facilities</u> , including a popular theatre, and much valued <u>heritage</u> : many conservation areas, listed buildings, historic parks and gardens, areas of high archaeological potential and ancient monuments. 9 listed buildings are currently registered as 'at risk'.	GBC. Yvonne Arnaud Theatre.
◇2 Road traffic is the greatest source of ambient <u>noise</u> . The A3 trunk road runs through the Borough. The M25 passes through the north east of the area. Traffic noise is a particular source of nuisance to residents between Stag Hill and Westborough, where noise can reach levels equivalent to Category D of PPG24. Nationally the extent of areas of tranquillity is falling.	GBC. CPRE.
◇2,10 <u>Light pollution</u> can be a nuisance as well as a biodiversity issue	GBC. BVPI Survey (2004) resident's survey.

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(unnaturally elevated light levels may disrupt the life cycles of both animals and plants). Perceived deterioration in terms of pollution levels.	
◇9 <u>Biodiversity</u> - some Sites of Special Scientific Interest (SSSI) are in unfavourable condition, requiring improvement. Presence of Special Protection Areas (SPA) and Special Areas of Conservation (SAC). Potential conflict between land use and biodiversity: land-take; invasion of non-native or overly dominant species; pollution (direct and diffuse); lack of management or changes in traditional use; habitat isolation and fragmentation; disturbance; and climate change.	Natural England. Environment Agency.
◇2 There are 61 remediated <u>contaminated</u> sites (2001 – 2004), compared to 300 known sites formally used for industrial use in the Borough, which are potentially contaminated.	GBC.
◇8 Good performance in terms of <u>air quality</u> ; the Borough continues to not exceed National Air Quality Strategy thresholds. There are no Air Quality Management Areas.	GBC.
◇13 <u>Climate change</u> and (both renewable and non-renewable) <u>resource consumption</u> – predicted increase in rainfall, and consequently the incidence of flooding and subsidence, and hotter dryer summers in Surrey. Nationally, greenhouse gas emissions are rising.	Surrey County Council. National Statistics. Awaiting data from monitoring of Guildford Borough Climate Change Strategy (e.g. carbon equivalent emissions, indirect emissions from food production and construction industry) and GDF Sustainable Development and Construction SPD (December 2005).
◇13 <u>Flood plains</u> are a development constraint. Their boundaries are subject to change and there is increased risk of flooding in the future due to the threat of climate change.	Environment Agency.
Economic	
◇10 Perceived need for more <u>hotel</u> accommodation within Guildford Town Centre.	Town Centre Area Action Plan Issues and Options consultation (2005) and Town Centre Area Action Plan Preferred Options consultation (2006).
◇6,19 <u>Retail</u> floor space provision within Guildford and the wider surrounding borough. Guildford is the largest shopping centre in Surrey and is ranked in the top ten in SE England.	Guildford Retails Needs Assessment (2006). GBC
◇19 <u>Commercial</u> floor space provision - tbc	Awaiting findings of forthcoming Guildford Employment Needs Assessment (2006).

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<p>◇5,6 Above average <u>local services</u>. Access to nature, parks and open spaces, shopping facilities, sports and leisure facilities all perceived to be improving.</p>	<p>State of the District – An Economic, Social and Environmental Audit of Guildford (2003); BVPI Survey (2004) resident’s survey.</p>
<p>◇5,6,11 A regional transport hub, Guildford (and the borough’s main settlements) has good <u>access</u> to rail services. Bus services are good in some areas; improvements are desirable in others (particularly in rural areas, where reliance on car journeys is perceived to be greater).</p>	<p>GBC; Surrey County Council Local Transport Plan data.</p>
<p>◇18,19 The borough is <u>economically</u> prosperous. The service sector is the main employee, with a growing technology sector. Office, and some shop, vacancies remain. Maintenance of a successful borough economy is important, as this provides the resources to address many of the other sustainability issues identified.</p>	<p>GBC. Findings of the forthcoming Guildford Employment Needs Assessment (2006) awaited.</p>
<p>◇10,18 Consideration should also be given to the role of tourism within the borough’s economy and to the importance of maintaining a healthy rural economy – tbc</p>	<p>tbc</p>