

**Sustainability Appraisal and Strategic Environmental Assessment of
Guildford Development Framework**

**Development Brief for Woodbridge Meadows
draft Supplementary Planning Document**

SUSTAINABILITY APPRAISAL REPORT

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draft Supplementary Planning Document**

A draft SA Report was produced by Tom Jones, MRTPI between August 2006 and June 2007. Tom is an independent planning and sustainability consultant. Amendments have been made to the SPD by Guildford Borough Council in response to recommendations made in that Report. This SA Report is an updated version of the draft that includes commentary on the amendments made.

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Details of all documents referred to in this SA Report can be found on or through the GBC web pages:

www.guildford.gov.uk/planningpolicy

1. Non-technical summary

This Non Technical Summary describes the key findings of the Sustainability Appraisal of the draft Development Brief Supplementary Planning Document for Woodbridge Meadows (the draft SPD). The context for appraisal and the key issues were established through consultation with statutory bodies, local groups, neighbouring authorities and the public. Details of the consultation process are set out in Table 5.

The aim of appraisal has been to identify whether the SPD supports sustainability objectives and, if so, how benefits could be maximised. Appraisal has also involved a consideration of whether any changes could be made to avoid harm to environmental, social and economic interests.

1.1 Key sustainability issues

The Sustainability Appraisal process has identified that the SPD will make a significant positive contribution to sustainability on the basis that it seeks to ensure future development of this employment area which is accessible by walking, cycling and public transport, and which is attractive, safe and contributes to local distinctiveness and character. The SPD identifies specific opportunities for the enhancement of biodiversity.

The SPD supports sustainable growth since it seeks to reuse employment land in a more efficient manner with improved accessibility by a variety of modes and will strengthen the ability of the Council to refuse permission for uses that do not support this objective.

Whilst no significant adverse impacts have emerged, appraisal has identified some areas where the SPD could support the objectives of sustainability more strongly. In response to recommendations for changes emerging from the SA the draft SPD has been amended to provide a clearer vision of how landscaping can contribute, not only aesthetically but also to support flood risk and biodiversity objectives. Appraisal also recommended that clearer guidance be given with respect to ancillary uses such that they might support sustainable patterns of transport and to the delivery of renewable energy. It is considered by the Council, however, that these issues are adequately addressed by general policy requirements, by the Council's Sustainable Construction SPD and the Council's Energy Strategy 2005.

1.2 Monitoring

The SPD is one of several documents forming the Guildford Development Framework. The impact of all planning documents in the Development Framework will be monitored on an annual basis through the Annual Monitoring Report (AMR). A commentary will be included at the appropriate time in the AMR with respect to any significant contribution this SPD makes to sustainability. It is considered that the issues, which may be significant, include:

- Accessibility
- Landscape
- Renewable energy
- Flood risk
- Biodiversity

2. Sustainability Appraisal

2.1 Sustainability Appraisal Procedure

Sustainability Appraisal (SA) is required by section 19(5a) of the Planning and Compulsory Purchase Act 2004. A summary of the procedure followed is set out in Table 1, below. This is based on the SA Guidance published by the ODPM in November 2005, but also meets the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 and the SEA Directive (2001/42/EC).

The requirements of Regulation 48 of the Habitats Regulations 1994 are noted. Since the SPD is not concerned with development proposals that are likely to have an impact on an SPA or SAC, however, it is not considered necessary to undertake an appropriate assessment.

Table 1: Sustainability Appraisal Procedure			
SPD Stage	SA Stage (SA Guidance 2005)	Action	Dates
Pre production of SPD	A: Context, baseline and scope	Scoping Report	Updated May 2006
SPD Production	B: Appraisal of options	Sustainability Appraisal	July 2006 to September 2007
	C: Preparing the SAR	SA	
Consultation	D: Regulation 17 consultation on the draft SPD and the SAR	This stage	October and November 2007
	D: Consider representations, finalise SPD and revise SAR.	Revision to SPD and FSAR	Early 2008
SPD Implementation	E: Monitor the significant effects of the SPD	Annual Monitoring Report	April 2008

2.2 The SA framework

The SA Framework provides a way of checking whether the aims and methods of the SPD are the best possible ones for sustainability and is comprised of 19 sustainability objectives with corresponding indicators. The Sustainability

Objectives are distinct from the objectives of the SPD although they may in some cases overlap.

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

2.3 Purpose of the SPD and Options

The SPD sets out the vision of Guildford Borough Council for the Woodbridge Meadows Estate. It provides a set of design and layout principles that will guide estate management and planning development with the aim of improving standards of architecture and landscape. Full details are provided in the SPD.

Adoption of the SPD involves updating the brief that was published in September 2005 to reflect subsequent legislation, guidance and standards and current priorities and objectives. The alternative of not updating the development brief would not be in keeping with these requirements.

2.4 Social, economic and environmental baseline characteristics and requirements of other plans

2.4.1 Other plans and programmes

This SPD will influence social, environmental and economic conditions in the Borough in conjunction with other plans and programmes. Other plans that are relevant are identified in Table 3 together with their key requirements pertinent to this SPD.

Plan or programme	Issues for SA of Development Brief SPD
Human Rights Act 1998; SEA Directive; Planning and Compensation Act 2004; Urban White Paper; PPS12; and Race Equalities Scheme 2003	Evidence based approach, involving the community. Promote equal opportunities
Guildford Borough Anti Poverty Strategy 2001	Promote cohesion through social inclusion and alleviate the effects of poverty
Securing the Future, the UK Government Sustainable Development Strategy; the Sustainable Communities Plan; and PPS1	Improve level of qualifications and health
Air Quality Strategy for England 2000	Stabilise and reduce emissions
PPG24: Planning and Noise	Mitigate noise impact

Table 3: Other relevant Plans and Programmes

Plan or programme	Issues for SA of Development Brief SPD
PPS10 and Surrey Waste Local Plan	Sustainable production and consumption of resources, move waste management up the waste hierarchy
PPS22: Renewable Energy; UK Programme for Climate Change; and Energy White Paper	Energy efficient buildings and increase renewable energy capacity.
Water Resources Act 2003; PPS23; PPS25	Meeting the sequential test for location of development and using Flood Risk Assessment to identify mitigation. Sustainable water resources management, Reduce water pollution by preventing pollution at source and protecting the most vulnerable environments and minimise risk to human health.
Surrey Design Guide; Guildford Borough Community Safety Strategy 2004; Guildford Borough Lighting Strategy 1998; and the Planning System and Crime Prevention, February 2004	Good design as part of sustainable development, including best use of land. Attractive and accessible places which contribute to local distinctiveness and character. Vibrant and mixed communities within which it is safe and easy to move. Address principles of crime prevention but balance safety with energy conservation.
PPG15 and PPG17	Protect the historic environment, including archaeological remains and enhancing open space and recreational facilities.
Guildford Borough Arts Development Strategy; Guildford Borough Cultural Strategy 2004; and the Cultural Agenda – Strategy for the South East November 2004	Improve art and culture in urban design (percent for art) and promote cultural activities.
Regional Transport Plan; Surrey LTP; Guildford Borough Joint Cycling Strategy 2004/5; Guildford Borough Joint Walking Strategy 2004; Guildford Borough Air Quality Strategy 2005; GBC Parking SPD; and Guildford Borough Park and Ride Strategy	Tackle congestion to reduce delays and vehicle emissions. Improve accessibility to employment by public transport, cycling and walking. Improve road safety.

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Table 3: Other relevant Plans and Programmes	
Plan or programme	Issues for SA of Development Brief SPD
Strategic Rail Authority Corporate Plan 2004/5; GBC Local Plan; and Guildford Borough Community Plan	Business enterprise consistent with sustainable development
Habitats Directive; Thames Basin Heaths ABD; Wildlife and Countryside Act 1991; PPS9; Surrey Biodiversity Action Plan; Surrey Open Water and large Reedbeds Habitats Action Plan 2002; and Surrey Urban Habitat Action Plan 2002	Promote and enhance nature conservation, protecting habitats and species
Guildford Borough Climate Change Strategy 2004	Reduce emissions and adapt to climate change
PPG4; Structure Plan; London Fringe/Central Arc Sub Regional Strategy draft, November 2004; and Western Corridor Sub Regional Strategy draft, November 2004	Promote 'smart growth': Maintain and renew the wealth creating capacity of the County by increasing GDP and employment while reducing impact on environment. Allocate employment land where trips and journey length can be minimised and served by energy efficient modes of transport that does not add unacceptably to congestion. Utilise existing skills of the workforce to minimise the need for additional employment land. Stabilise the ecological footprint.
Regional Economic Strategy for the South East 2002	Support competitive business
Planning Gain supplement, Circular 11/95 and 05/2005.	Clear guidance on the type and use of conditions and obligations

It is a key part of the SA process to consider the requirements identified in Table 3 in the context of the scope of the SPD. In this way, a judgement can be made as to whether it is appropriate for the SPD to seek to address the issues raised. It is this process along with a consideration of information in the baseline (over the page) that helps determine which the key sustainability issues are for the SPD (see Section 2.5).

2.4.2 Baseline

Woodbridge Meadows is an industrial estate located north-west of Guildford town centre, about 800m north of the railway station. It faces the traffic artery of Woodbridge Road, A25, and is close to the A3 trunk road. Woodbridge Meadows Industrial Estate is identified as a Strategic Employment site in Guildford Borough's Employment Needs Assessment and emerging Core Strategy Policy CP13. It will be protected for B1, B2 and B8 uses only

A full site description is given in the SPD. The following text summarises key points relevant to the SA, supplementing the Borough wide baseline that can be viewed at:

www.guildford.gov.uk/localplan

The site is approximately 6 hectares in size and bounded by the River Wey on the east; Woodbridge Road on the north; London to Portsmouth main line railway embankment to the west; and London to Guildford via Cobham railway embankment to the south, from which it is separated for part of its length by a site owned by Thames Water Utilities

Woodbridge Meadows is surrounded by other industrial estates. To the east is Woodbridge Park Estate; to the south is Riverside Business Centre; and to the west is Midleton Industrial Estate. Large retail stores to the north of Woodbridge Road front Woodbridge Meadows.

The estate benefits from its setting adjacent to the River Wey and the open space fronting it, all of which forms the River Wey Park. It contains a number of mature trees, picnic tables and benches. The estate is visible from some elevated positions: from Midleton Industrial Estate, from both railway lines, and, through trees, from the Surrey University lake.

The estate is strategically located close to the town centre with a choice of transport access, and at the heart of a highly populated area. It is served by a spine cul-de-sac from the Woodbridge Road or Walnut Tree Close.

The majority of the estate accommodates a variety of industrial and depot uses, with the entrance to the estate from Woodbridge Road flanked by a car showroom at 26-27 Woodbridge Meadows and a hotel at 1-2 Woodbridge Meadows. These two sites form a quality gateway to the estate.

A planning application was approved in 2006 at 3-5 Woodbridge Meadows for the Guildford School of Acting that includes 138 student accommodation rooms. Comprising two detached buildings, Building 1 consists of production school, admin facilities, studios, theatre, cafe/restaurant (use classes D1 & D2) and

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Building 2 consists of a business unit (use class B1) on ground floor with student accommodation on upper floors providing 138 separate bedrooms (use class C1) together with piazza, landscaping areas, associated parking and alterations to existing access. Together with the recently built hotel, these developments were permitted as exceptions to the normal policy for the area in recognition of the special contribution the Guildford School of Acting makes to Guildford and particular needs of the Town.

An application for a crèche/restaurant facility was refused in 2006. The key reasons for refusal of the proposed development were the likely danger and inconvenience to other users of the highway and inaccessibility by public transport, walking and cycling.

2.5 Sustainability issues and problems

2.5.1 Accessibility

A key issue for the SA of the SPD is to tackle congestion. Walnut Tree Close, a through road, currently joins the Woodbridge Meadows spine road close to its junction with Woodbridge Road. This is hazardous, causes confusion about priorities, results in traffic queues at busy periods, and contributes to congestion at peak times at the junction with Woodbridge Road.

2.5.2 Design and landscape

The review and consideration of other plans has identified the importance of good design, including the best use of land as part of sustainable development. The SPD should seek to support an attractive and accessible place that contributes to local distinctiveness and character. National and local policy requires the promotion of vibrant and mixed communities within which it is safe and easy to move. The approach of development briefs should seek to promote cohesion through social inclusion and alleviate the effects of poverty.

Protection of the historic environment, including archaeological remains; enhancing open space and recreational facilities; promoting cultural activities and contributing to improving art and culture in urban design can also be influenced through the SPD. The principles of crime prevention should be addressed, but balanced with energy conservation and the need to minimise intrusion when lighting is used for this purpose.

The railway embankments constrain links to the south and west and rail noise will require new buildings to be set back.

2.5.3 Sustainable economic growth

The general baseline tells us that there is a high level of employment; excellent connectivity within and outside the Borough; and a high standard of education. The SPD is well placed to further the objectives of supporting business enterprise consistent with sustainable development. This approach, termed 'smart growth'¹, requires tackling congestion to reduce delays; and the best use of land and the local workforce. In this way the SPD could help maintain and renew the wealth creating capacity of the County by increasing GDP and employment while reducing impact on environment. Opportunities to improve education and health could also be considered.

Key constraints of the site include the high number of small plots that could not accommodate larger floor areas, noise from the railway line and an overhead power line that would be expensive to move.

2.5.4 Climate change and air quality

The need to stabilise and reduce emissions is a fundamental principle set in PPS22 with a key aim of reducing climate change gases. Energy efficient buildings, increased renewable energy capacity and more sustainable forms and patterns of transport would support this objective. Similarly, sustainable production and consumption of resources could also be encouraged as part of the move of waste management up the waste hierarchy.

Key issues with respect to dealing with the consequences of climate change would be the proximity of the River Wey and the management of water resources; and ensuring buildings can deliver energy efficient and effective heating and cooling.

2.5.5 Biodiversity

The delivery of habitats is closely linked to design and landscape. The SPD provides an excellent opportunity to enhance biodiversity.

2.6 Current policy

Existing guidance for Woodbridge Meadows was approved by Committee in September 2005. Current policy is not considered to be significantly different to the proposed SPD and, consequently, a separate appraisal of a 'do nothing'

¹ As identified in the final report from the Commission on Sustainable Development in the South East run by the Institute for Public Policy Research

scenario (or not adopting the SPD) would not be meaningful. Appraisal has, therefore, only been undertaken of the proposed SPD (see Appendix 1).

2.7 Testing the SPD objectives against the SA framework and developing the SPD options

Appraisal has involved a consideration of how the SPD would contribute to or detract from sustainability objectives. Judgements made in appraisal have drawn on the current baseline and the priorities identified in other plans and programmes. All likely impacts are set out in Appendix One and the key issues arising are considered below.

Recommendations have been identified for amendments to the SPD whereby the contribution to sustainability could be enhanced. The recommendations are set out in Section 2.9 and, where appropriate, have been incorporated into the draft SPD prior to this consultation. The following commentary identifies the likely significant impacts of the draft SPD and how the amendments have addressed the issues identified in Section 2.5.

2.7.1 Accessibility

The approach of maximising use for employment on this site supports the objective of sustainable economic growth since the site is accessible from the Town, railway and A3. Action is specified which would improve accessibility by public transport, cycling and walking. This would help reduce congestion and contribute to road safety and reduce emissions. More specifically, the findings of a Transport Assessment have identified a number of mitigation measures that have been incorporated into an updated SPD:

- Upgrade of Sorting Office footway
- Woodbridge Meadows/Woodbridge Road junction upgrade
- Re-open Walnut Tree Close cycle/pedestrian underpass and provide cycle route down Woodbridge Meadows spine road
- Upgrade River Wey cycle/pedestrian route
- Footpath pedestrian improvements
- Footpath Cycle Route
- Improve Street Lighting throughout the whole of the Estate
- New vehicle link along Sorting Office footway
- Upgrade existing footways

Appraisal identified potential benefits that could be derived from the incorporation of appropriate ancillary uses such that the need for those working on site to travel to and from the town centre during working hours might be minimised. The

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Council considers, however, that the general planning policy framework for Guildford Borough adequately addresses this issue.

2.7.2 Design and landscape

A key objective of the SPD is to create an attractive and accessible place that contributes to local distinctiveness and character. A vibrant and mixed community is sought to promote cohesion through social inclusion and alleviate the effects of poverty.

High quality design criteria is central to the SPD and specific measures such as requiring buildings to be set back from the railway embankments seek to address particular environmental issues on the site. Solutions will be encouraged to ensure the delivery of renewable energy without compromising the improvement of the landscape.

The SPD has been amended to emphasise the importance of good design not only in delivering a pleasant environment aesthetically, but also its role in addressing flood risk, biodiversity and nuisance such as noise and light.

2.7.3 Sustainable economic growth

The SPD intrinsically supports sustainable growth since it seeks to reuse employment land in a more efficient manner with improved accessibility by a variety of modes. Whilst appraisal found that the vision (Section 2) could more specifically emphasise and encourage the objective of using the existing skills of the workforce the Council considers that the Core Strategy DPD deals with this matter in detail and it is unnecessary to duplicate policy in this SPD.

2.7.4 Climate change and air quality

The SPD includes measures to deliver stable and reduced emissions, notably improving accessibility by public transport, cycling and walking; and by encouraging renewable energy capacity and energy efficiency. Appraisal found that the SPD could be strengthened in this respect, however, by adding a commentary as to how/whether a co-ordinated approach could deliver substantial on site production and what type of generation plant may be appropriate. A sentence has been added to emphasise the need for sustainable energy option appraisals to be carried out to demonstrate they have given due consideration to all available energy options in accordance with Surrey Structure Plan Policy SE2. More information regarding this is contained within GBC's Sustainable Construction SPD and the Council's Energy Strategy 2005.

The Council considers that the SPD should concentrate on an incremental approach, however, whereby plots continue to come forward for regeneration in

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their own time and that a more substantial renewable energy generation plant or CHP would be inappropriate.

Waste management is identified as an issue in Section 11 of the SPD and appraisal found that more certainty in delivering improvement might be offered if space for communal facilities were identified. The Council considers, however, that this matter is adequately and more appropriately addressed in the Surrey Waste Local Plan.

2.7.5 Biodiversity

The SPD provides an excellent opportunity to enhance biodiversity, identifying specific opportunities.

2.8 Recommendations for mitigating adverse effects and maximising beneficial effects

The SPD is concerned with the mechanism by which conditions and financial contributions can ensure development is acceptable before it may proceed. Whilst there are no likely significant adverse impacts, opportunities have been identified to seek ways of maximising benefits to sustainability.

Table 4: Amendments made to the SPD following Sustainability Appraisal	
Recommendation	GBC Response
Accessibility	
Clarify Policy with respect to the provision and use of ancillary services.	Not to make a change. Identified strategic employment sites will be protected for business generating uses. Small-scale ancillary development for non-business uses on strategic sites may be permitted. Each case will be individually judged on its merits. Policy is outlined in the Core Strategy
Design/landscape and biodiversity	
A specific reference in Section 8 to the importance of measures to mitigate noise and light pollution	Inclusion of a sentence at 8.5. 'There is also the importance of implementing measures to mitigate noise and light pollution'.
Sustainable Economic growth	

<p>Emphasise and encourage the objective of using the existing skills of the workforce to minimise the need for additional employment land and to help stabilise the ecological footprint (Section 2).</p>	<p>No need to make a reference. The Council's Core Strategy covers this topic in Policy CP13 and 'Smart growth' will be encouraged: economic growth which does not require extra labour from outside the Borough or the use of extra land. Smart growth can be achieved by increasing the economic activity rate, increasing the skill base of the workforce, promoting the use of technology to improve productivity or the out-sourcing of jobs that do not have to be based in the area. There is sufficient business land through current allocations, planning commitments and through intensification of existing sites to meet the needs of the local economy. No new large-scale strategic business sites will be allocated.</p>
<p>Climate change and air quality/sustainable use of resources</p>	
<p>Add commentary on the consideration of how whether a more substantial renewable energy generation plant or use of CHP would be appropriate (Section 3, Uses; Section 4, Layout; Section 6, Infrastructure; and/or Section 8, Buildings)</p>	<p>The SPD concentrates on the incremental approach. The plots are coming forward for regeneration in their own time. Therefore a more substantial renewable energy generation plant or CHP would be inappropriate.</p> <p>Add a sentence about ensuring that sustainable energy option appraisals are carried out to demonstrate they have given due consideration to all available energy options. Surrey Structure Plan Policy SE2.</p> <p>More information regarding this is contained within GBC's Sustainable Construction SPD and the Council's Energy Strategy 2005. These documents will be referred to within the SPD.</p>
<p>Add a reference to Section 7, Landscape regarding how opportunities for landscaping can be used to minimise flood risk.</p>	<p>Added to Section 7: 'Landscaping the land surrounding individual or groups of buildings to encourage drainage away from a property is an effective flood mitigation measure. Further guidance on landscaping is given in CIRIA (2006a)'</p>

<p>Add a reference to Section 7, Landscape concerning the importance of creating habitats which are robust given climate change predictions, particularly when implementing measures to reduce flood risk and improve landscaping.</p>	<p>Added to Section 7: 'Landscaping the land surrounding individual or groups of buildings will encourage drainage away from a property and act as an effective flood mitigation measure. Further guidance on landscaping is given in CIRIA (2006a).</p> <p>Landscaping provides opportunities for planting with vegetation, which is more natural to enhance habitat and wildlife value along the river corridor (and provide new corridors to link into others which exist such as the adjacent railway line) and also to strengthen visual links with the river and soften this potentially harsh urban site. Tree planting using species appropriate to the underlying rural character and riverside location while utilising other plants that are both suitably robust will help cope with the stress of either prolonged periods of drought or possible flood conditions of this urban riverside site'.</p>
<p>Add commentary with respect to how and where waste infrastructure could be delivered on the site (Section 4, Layout and/or Section 6, Infrastructure).</p>	<p>This is not related to the content of the SPD and is a matter for the Waste DPD.</p>

2.9 Recommendations for monitoring the significant effects of implementing the SPD

The draft SPD is considered to offer many strong benefits for sustainability. To ensure the benefits are delivered, it will be necessary to monitor the performance of the SPD. Whilst some impacts, such as the capacity of renewable energy delivered can be easily measured and reported, other issues are more complex. In the case of this SPD a notable example is the change in numbers cycling and walking. It is recommended that consideration is given to including a commentary or data in the LDF Annual Monitoring Report such that the contribution this SPD makes to each of the following is clear:

2.9.1 Accessibility

- Improvement in public transport
- Increase in cycling
- Increase in walking
- Improved road safety
- Improved air quality

2.9.2 Design and landscape

The change in numbers employed could be monitored. In the absence of other numerical indicators a commentary could include the following issues:

- Quality of landscape and buildings
- Vibrancy of Woodbridge Meadows

2.9.3 Sustainable economic growth

- Commuting ratio for Borough
- Number of applications using the sustainability checklist

2.9.4 Climate change and air quality

- renewable energy capacity
- number of properties meeting highest eco-design standards
- number of properties using sustainable drainage system

3 The next steps

3.1 Public participation on the SA Report and the draft SPD

Consultation on this SAR supports the Regulation 17 consultation on the draft SPD and will run from October to November 2007. The findings of the SA and consultation responses will be considered and the outcomes documented in a statement to be published with the SPD.

3.2 Assessing significant changes

If significant changes to the draft SPD are raised during consultation that have not already been subject to SA, it will be necessary to undertake further appraisal of any significant social, environmental and economic impacts. The outcome will be documented in a consultation statement that will supplement this SAR.

3.3 Making decisions and providing information

Following the adoption of the SPD, a consultation statement will be prepared to identify the ways in which responses to consultation have been taken into account. This will include commentary on how the SPD was changed as a result of the SA process or why no changes were made, as well as reasoning for the rejection of options.

3.4 Finalising aims and methods of monitoring

Monitoring Schedule

Monitoring arrangements are described in Section 2.9, above, and will be confirmed in the consultation statement that will support the final version of the SPD. The aim will be to ensure information is provided which can identify whether the predicted significant effects have occurred and whether any remedial action is required.

Table 5: Technical and procedural information

The following checklist identifies the tasks to meet the requirements of **The Environmental Assessment of Plans and Programmes Regulations 2004 (Statutory Instrument 2004 No.1633)** and **European Directive 2001/42/EC** (the SEA Directive) "on the assessment of the effects of certain plans and programmes on the environment"

Consultation

Scoping Report	Updated Scoping Report May 2006
Consultation Responses	Incorporated into revised Scoping Report, May 2006
Sustainability Appraisal Report	August 2006 to May 2007
Consultation Statement	Next stage

Documents are available at:

www.guildford.gov.uk/planningpolicy

Screening of SPDs that have no significant effects

A Sustainability Appraisal is required by Section 19 of the Planning and Compulsory Purchase Act 2004. It is considered that, since this would cover the requirements for an Environmental Assessment under the Environmental Assessment of Plans and Programmes Regulations 2004, undertaking a formal screening process would be of no benefit or consequence to the process of producing the SPD.

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The SEA Directive	
The relationship of the plan or programme with other relevant plans and programmes (Annex I(a) SEA Directive)	Section 2.4.1
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 (e) SEA Directive)	
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) SEA Directive)	Section 2.4.2
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	Section 2.5, with a reference to Appropriate Assessment at Section 2.1
Articles 5.4 and 6.3 of the SEA Directive require that the 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.	See consultation section at the start of this Table

<p>Article 5.1 of the SEA Directive requires that an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated</p>	<p>This Report</p>
<p>Information to be provided in the Environmental Report includes an outline of the reasons for selecting the alternatives dealt with</p> <p>(Annex I (h) SEA Directive)</p>	<p>Section 2.3, Section 2.6 and Table 4</p>
<p>The authorities with relevant environmental responsibilities and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme</p> <p>(Article 6(2) SEA Directive)</p>	<p>This consultation</p>
<p>The opinions expressed in responses to consultation and the results of any transboundary consultations shall be taken into account during the preparation of the plan or programme and before its adoption</p> <p>(Article 8 SEA Directive)</p>	<p>Scoping consultation and this consultation</p>

Table 5: <u>Technical and procedural information</u>	
Article 9 (1) of the SEA Directive requires the public are informed and the plan made available when adopted, together with a consultation statement explaining the reasons for options chosen.	Next Stage
<p>The Environmental Report shall include a description of the measures envisaged concerning monitoring the significant environmental effects of the implementation of plans and programmes in order, <i>inter alia</i>, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action</p> <ul style="list-style-type: none">▪ (Annex I (i) SEA Directive and Article 10.1 SEA Directive)	Section 2.9

Appendix One

Appraisal Matrices comparing the SPD against Sustainability Objectives

Vision (Section 2)		
SAO	Commentary	Predicted impact
1	Housing would not be appropriate at the site due to the potential for noise, light and other nuisance.	~
2	The aim of enhancing landscaping and open space supports improving the health of people working at the site.	✓
3	There is no need to address flooding explicitly in the vision.	~
4	The vision sets a standard for a high quality environment. This could explicitly include measures to address the principles of crime prevention and safe streets in other sections.	✓
5	Improved accessibility to employment opportunities may help reduce poverty and promote social inclusion.	✓
6	A lively, accessible business quarter would support a vibrant community	✓
7	There is no need to address previously developed land explicitly in the vision.	~
8	There is no need to address pollution explicitly in the vision.	~
9	The vision seeks environmentally sound patterns of development that would be likely to support the enhancement of biodiversity.	✓
10	The vision seeks a high quality environment and attractive frontage to the River Wey would enhance the natural, archaeological and historic environments and cultural assets.	✓
11	The vision encourages design that enhances the experience of walking. The section on Infrastructure develops this further.	✓
12	There is no need to address the possibility of contamination in the vision.	~
13	Addressing the causes and consequences of climate change is a matter for the detail of the SPD.	~
14	Environmentally sound and high quality design supports a more sustainable pattern of consumption of resources and protects water resources. Details to be included in other sections.	✓
15		
16		
17	The SPD should more clearly seek to maximise any opportunity to secure a substantial increase in renewable energy capacity.	✗
18	The SPD supports the objective of maintaining low rates of unemployment and high levels of economic activity; and to meet the needs of the economy	✓
19		

Uses (Section 3)		
SAO	Commentary	Predicted impact
1	Housing would not be appropriate at the site.	~
2	The Uses section states the aim of delivering an environmentally sound pattern of usage and movement. The Uses section may be stronger if clarification of how the provision of ancillary services would support this objective.	?
3	The SPD would work in conjunction with Policy G1(6) of the adopted Local Plan that requires appropriate measures to reduce the risk and consequences of flooding.	✓
4	The Uses section states the aim of delivering an environmentally sound pattern of usage and movement. The Uses section may be stronger if clarification of how the provision of ancillary services would support this objective.	?
5		?
6		?
7	The SPD provides guidance to ensure reuse of previously developed land. The Uses section could reinforce the objective of PPG4 and the emerging sub Regional Strategies by encouraging development that uses the existing skills of the workforce to minimise the need for additional employment land and help stabilise the ecological footprint.	?
8	Policies of the adopted Local Plan will require appropriate measures to reduce the impact of noise [G1 (13)] and light [G1 (8)]. Air quality is considered under SAO11.	~
9	There is no need to address the natural environment explicitly in the Uses section.	~
10	There is no need to address the historic environment explicitly in the Uses section.	~
11	The Uses section states the aim of delivering an environmentally sound pattern of usage and movement. The Uses section may be stronger if clarification of how the provision of ancillary services would support this objective.	?
12	There is no need to address the possibility of contamination in this section.	~
13	Given the incremental approach to redevelopment, the SPD risks missing an opportunity to secure a substantial increase in renewable energy capacity. The SPD could clarify what type of generation plant may be appropriate on the site.	~
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18	The SPD strongly supports the objective of maintaining low rates of unemployment and high levels of economic activity and to provide for appropriate commercial development opportunities to meet the needs of the economy.	✓
19		

Layout (Section 4)		
SAO	Commentary	Predicted impact
1	Housing would not be appropriate at the site.	~
2	Layout guidance seeks to enhance the landscape and open space and to improve the footpath and cycle network. This would support healthy and independent lifestyles.	✓
3	Layout guidance encourages development on the River Wey frontage. Flood risk assessment would be required where appropriate.	✓
4	Improved environment and walking and cycling facilities would support a safe and inclusive community. Moving the power line is identified as a specific potential improvement. Section 8 explicitly requires design to address safety issues.	✓
5		
6		
7	Layout guidance encourages joint redevelopment of existing plots that would facilitate more efficient use of land.	✓
8	Policies of the adopted Local Plan will require appropriate measures to reduce the impact of noise [G1 (13)] and light [G1 (8)]. Air quality is considered under SAO11.	~
9	Layout guidance promotes opportunities to enhance the natural environment and open space. Development would be required to accord with policies G11 and G5 of the adopted Local Plan which protect the natural environment and open space. This is covered in Section 10.	✓
10	Development would be required to accord with policies HE 7-10 (Development adjoining River Wey Conservation Area) of the adopted Local Plan. The layout guidance identifies specific actions that would enhance the enjoyment the natural, archaeological and historic environments.	✓
11	Improvements to cycling and footpaths, access to the railway station and other measures to ease congestion support the reduction of road congestion and congestion. The potential need for a Transportation Assessment is identified in Section 11.	✓
12	There is no need to address the possibility of contamination in this section.	~
13	Flood risk assessment would be required where appropriate. Otherwise, addressing the causes and consequences of climate change is a matter for the detail of other Sections in the SPD.	~
14	Layout guidance seeks to increase cycling and walking and reduce travel by car. Higher density and more sustainable forms of development are promoted (in Section 5) which would help reduce the ecological footprint. Whilst waste management is identified as an issue in Section 11, the SPD would be more certain to deliver improvement if space for communal facilities were considered.	~
15		
16	Potentially polluting uses would be required to meet appropriate standards. No high risk activities are likely to be permitted. Flooding is considered under SAO3.	~
17	Whilst consideration of opportunities for renewable energy is required through the provisions of Section 5, the Layout Section could strengthen this by including a reference.	~
18	The SPD strongly supports the objective of maintaining low rates of unemployment and high levels of economic activity and to provide for appropriate commercial development opportunities to meet the needs of the economy.	✓
19		

Sustainability (Section 5)		
SAO	Commentary	Predicted impact
1	Housing would not be appropriate at the site due to the potential for noise, light and other nuisance.	~
2	The SPD seeks to improve accessibility to and from the site.	✓
3	The SPD requires consideration of water recycling, SUDS and measures to attenuate run-off. Section 11 refers to the potential need for flood risk assessment.	✓
4	The SPD supports this objective.	✓
5	The SPD supports this objective.	✓
6	The SPD supports this objective.	✓
7	The SPD supports this objective.	✓
8	The SPD supports this objective.	✓
9	Layout guidance (Section 4) promotes opportunities to enhance the natural environment and open space.	✓
10	The SPD supports this objective.	✓
11	The SPD encourages and supports measures to increase walking and cycling. The potential need for Transportation Assessment for individual proposals is identified in Section 11. A strategic transport assessment has informed Section 6, Infrastructure.	✓
12	Survey and assessment would be required should contamination be present.	✓
13	The SPD encourages sustainable design that would include measures to reduce emissions and run off.	✓
14	The amendments suggested in this table would strengthen the SPD.	~
15	Whilst waste management is identified as an issue in Section 11, the SPD would be more certain to deliver improvement if space for communal facilities were considered.	~
16	The SPD requires consideration of water recycling, SUDS and measures to attenuate run-off. Section 11 refers to the potential need for flood risk assessment.	~
17	The SPD should more clearly seek to maximise any opportunity to secure a substantial increase in renewable energy capacity.	X
18	The SPD strongly supports the objective of maintaining low rates of unemployment and high levels of economic activity and to provide for appropriate commercial development opportunities to meet the needs of the economy.	✓
19		

Infrastructure (Section 6)		
SAO	Commentary	Predicted impact
1	Housing would not be appropriate at the site.	~
2	The SPD supports improving access to services.	✓
3	No water infrastructure problems have been identified and the SPD supports the implementation of measures to avoid pollution of water and flooding.	✓
4	The SPD supports this objective.	✓
5	The SPD supports this objective.	✓
6	The SPD supports this objective.	✓
7	The SPD supports this objective.	✓
8	The SPD supports this objective.	✓
9	Layout guidance promotes opportunities to enhance the natural environment and open space.	✓
10	There is no need to address the historic environment explicitly in this section.	~
11	The SPD provides strong support to the objective of reducing congestion and pollution.	✓
12	Survey and assessment would be required should contamination be present.	✓
13	Section 5 includes measures to reduce emissions and reduce run off. Flooding is considered under SAO3.	✓
14	The amendments suggested in this table would strengthen the SPD.	~
15	Whilst waste management is identified as an issue in Section 11, the SPD would be more certain to deliver improvement if space for communal facilities were considered.	~
16	The SPD requires consideration of water recycling, SUDS and measures to attenuate run-off. Section 11 refers to the potential need for flood risk assessment.	~
17	The SPD should more clearly seek to maximise any opportunity to secure a substantial increase in renewable energy capacity.	X
18	The SPD strongly supports the objective of maintaining low rates of unemployment and high levels of economic activity and to provide for appropriate commercial development opportunities to meet the needs of the economy.	✓
19		

Landscape (Section 7)		
SAO	Commentary	Predicted impact
1	Housing would not be appropriate at the site.	~
2	An improved landscape would support health, well-being and independence.	✓
3	Improving the landscape and reducing flood risk are compatible.	✓
4	The SPD supports this objective.	✓
5	The SPD supports this objective.	✓
6	The SPD strongly supports this objective.	✓
7	There may be instances where improving the landscape compromises the ability to make best use of the land in commercial terms. Generally, however, redevelopment would allow both objectives to be achieved.	~
8	An improved, safe landscape would support walking as an alternative to the car.	✓
9	An improved landscape would strongly support the enhancement of biodiversity. Maximum benefits could be achieved, however, if specific opportunities were identified.	~
10	An improved landscape would strongly support the enhancement of the natural, archaeological and historic environments and cultural assets. Section 7 specifically identifies creating views of the Cathedral and the siting of artwork.	✓
11	An improved, safe landscape would support walking as an alternative to the car.	✓
12	There is no need to address the possibility of contamination in this section.	~
13	Section 7 could be strengthened by making a more explicit connection between measures to reduce flood risk and landscaping and to the need to create habitats that would be robust during drought or prolonged rain.	?
14	No issues	~
15	No issues	~
16	See comments under SAO3, above.	✓
17	The high quality design criteria will be important to ensure imaginative solutions to delivering renewable energy without compromising the improvement of the landscape.	✓
18	The SPD strongly supports the objective of maintaining low rates of unemployment and high levels of economic activity and to provide for appropriate commercial development opportunities to meet the needs of the economy.	✓
19		

Buildings (design), Section 8		
SAO	Commentary	Predicted impact
1	Housing would not be appropriate at the site due to the potential for noise, light and other nuisance.	~
2	Section 8 includes a requirement to provide access for disabled people to buildings, car parks and public areas to be provided in accordance with current regulations and codes or practice.	✓
3	The SPD supports this objective.	✓
4	This section includes a specific reference to meeting the provisions of Secured by Design	✓
5	No issues.	~
6	The SPD strongly supports this objective.	✓
7	This section includes a specific reference to the provision of a gateway building.	✓
8	A high quality work environment would be likely to include measures to mitigate noise and light pollution. A specific reference could be added in Section 8 to strengthen the SPD.	?
9	The specific requirements in Section 8 would support the enhancement of biodiversity. Maximum benefits could be achieved, however, if specific opportunities were identified.	~
10	The specific requirements in Section 8 would strongly support the enhancement of the natural, archaeological and historic environments and cultural assets.	✓
11	There is no need to address congestion and pollution explicitly in this section.	~
12	Survey and assessment would be required should contamination be present.	✓
13	The sustainable design criteria will be important to meeting these objectives. The SPD could be strengthened by including a cross reference to Section 5, Sustainability.	?
14		
15		
16		
17		
18	The SPD strongly supports the objective of maintaining low rates of unemployment and high levels of economic activity and to provide for appropriate commercial development opportunities to meet the needs of the economy.	✓
19		