
Guildford Borough Council
Site Allocations Development Plan
Document Issues and Options
Initial Sustainability Appraisal Report

November 2007

Revision Schedule

Sustainability Appraisal of the Issues and Options

November 2007

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1 Introduction

1.1 Background to the Issues and Options

- 1.1.1 Guildford Borough Council is preparing the Site Allocations Development Plan Document (DPD) as part of the Guildford Development Framework. Under the Government's new planning system, Guildford Borough Council is producing the Guildford Development Framework (GDF), planning for the period until 2018 and beyond. The GDF is made up of a portfolio of documents, which will gradually replace the Guildford Local Plan (2003). The Site Allocations DPD is one of five DPDs being prepared as part of the GDF.
- 1.1.2 The Site Allocations DPD will identify the sites that will contribute to achieving the vision set out in the Core Strategy. This DPD has to conform to the Core Strategy and regional and national planning policy. It is the Council's aim to find the most sustainable sites for development, to preserve and enhance the distinct character of the Borough whilst at the same time meeting local needs and national targets.
- 1.1.3 The Issues and Options report represents the first stage in the production of the Site Allocations DPD. It sets out the key issues that Guildford Borough Council believes should be considered when identifying land and lists site options which have been suggested for future development. The Issues and Options consultation must consult on all sites put forward to the Council so far during its early stakeholder engagement period, even though some sites may have limited development potential. The purpose of the Issues and Options report is to stimulate debate and ideas about the future locations for new development in the Borough. The Council makes very clear that it does not follow that if a site is included in the consultation document, it will definitely be identified in the preferred options Site Allocation DPD.

1.2 Sustainability Appraisal (SA)

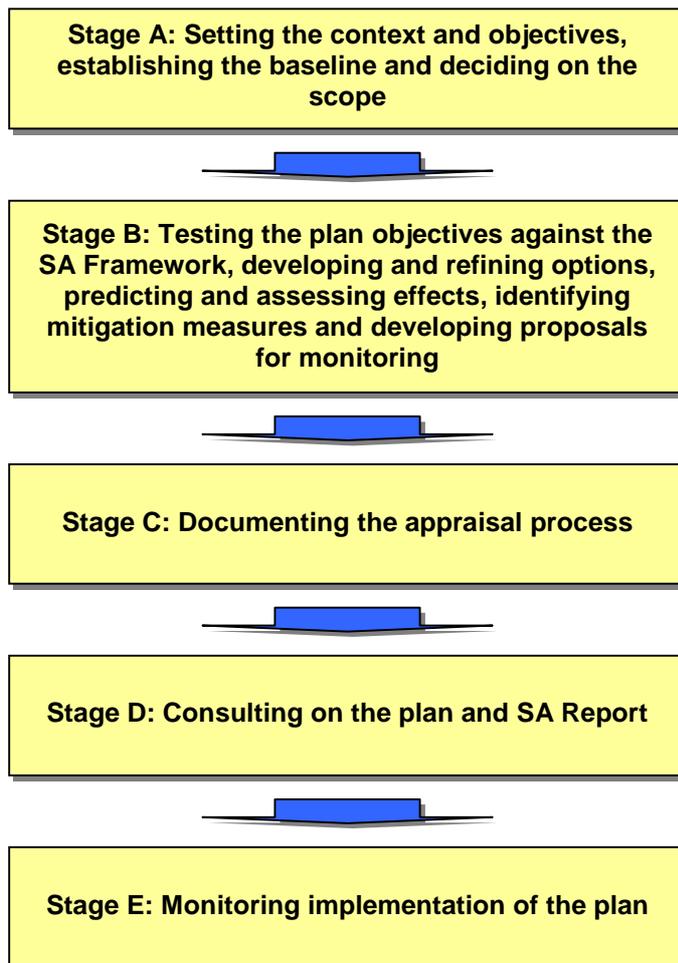
- 1.2.1 SA is an ongoing iterative process that involves identifying and evaluating a plan's effects on the environment, the economy and social aspects. It also suggests ways of minimising any identified adverse effects as well as maximising on beneficial effects. The findings of the SA should be reflected in the adopted development plan documents.
- 1.2.2 In the UK, SA must incorporate the requirements of the Strategic Environmental Assessment Regulations¹ for environmental assessment of plans. This report sets out the SA (incorporating the SEA Directive requirements) of Guildford's Site Allocations DPD Issues and Options Paper. The appraisal of options – or alternatives – is a key part of the development plan preparation process and a legal requirement under SEA legislation. The document sets out clearly where the requirements of the SEA Directive have been met.

¹*Environmental Assessment of Plans and Programmes Regulations 2004*

1.3 The SA process

- 1.3.1 In November 2005 the Government published guidance² on undertaking SA of Local Development Documents which incorporates the requirements of the SEA Regulations ('the Guidance'). This guidance advocates a five-stage approach to undertaking SA – see Figure 1.2.

Figure 1.2: Five-stage approach to SA



- 1.3.2 Stage A involves establishing the framework for undertaking the SA – essentially a set of sustainable development objectives against which each development plan document can be assessed – together with the evidence base that will help to inform the appraisal. This information is documented in a Scoping Report which is available on the Council's website:

<http://www.guildford.gov.uk/GuildfordWeb/Planning/PlanningPolicy/LocalDevelopment/SustainabilityAppraisal.htm>

² ODPM (2005). *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*.

- 1.3.3 This Initial Sustainability Report primarily focuses on Stage B of the SA process testing the Site Allocations proposed to date against the SA Framework and providing a sustainability commentary for these sites. The findings of the appraisal are intended to assist the Council in developing and refining the options to be taken forward in the next step of the plan making process (Preferred Options Stage).

- 1.3.4 Following the preparation of the Council's Preferred Options, a further SA will be undertaken and a Final SA report produced to accompany the Preferred Options Report for consultation. This report will document the various stages of the SA set out in figure 1.2 above.

2 Methodology of Appraisal

2.1 Introduction

- 2.1.1 This stage of the SA process involves assessing the issues and options against the SA framework – essentially the SA objectives (see Table 2.1). This reflects Government Guidance, which states that, *“The options need to be compared with each other and with the current social, environmental and economic characteristics of the area which is subject to the DPD and the likely future situation without a DPD. In doing so they need to be tested against the SA framework”*.
- 2.1.2 Options can be described as the range of rational choices open to plan-makers for delivering the plan objectives. In line with the Guidance this report considers the term “options” to be synonymous with the term “alternatives”. In the case of the Site Allocations the options are each individual site put forward for consideration at this Issues and Options Stage.
- 2.1.3 The need to consider and appraise options stems partly from the requirements of the SEA Directive:

Under the SEA Directive, plan and programme proponents should ensure that: “reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (Article 5(1)) and the Environmental Report should include “an outline of the reasons for selecting the alternatives dealt with” .

(Annex I(h))

- 2.1.4 It should be noted that it is not the role of the SA to determine which of the options from a given set should be chosen as the basis for moving forward; SA simply provides decision-makers – in this case the Council - with information to help inform their decision.
- 2.1.5 The table below outlines the SA objectives used in undertaking the issues and options appraisal. These objectives have been subject to consultation and are judged to cover the key issues of sustainable development.

Table 2.1 SA objectives and underlying Criteria

SA objectives
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. 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 develop and maintain a skilled workforce
19. Sustain economic growth and competitiveness across the Borough. (including the rural economy)

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

21. To foster a strong tourism industry which is socially and environmentally responsible.

2.1.6 The approach to assessment of the sites has been carried out using a Geographical Information System (GIS). This allows many different types of spatial information e.g. locations of listed buildings or nature conservation designations to be integrated and viewed on one map. The following table illustrates the relationship between the SA objectives and the baseline data used to appraise the sustainability impacts of the sites.

Table 2.2: SA Objectives and Baseline GIS Data

SA objectives	Baseline (GIS) data
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	<ul style="list-style-type: none"> • Indices of multiple deprivation – barriers to housing
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	<ul style="list-style-type: none"> • Distance to doctors surgeries and medical facilities • Indices of multiple deprivation – health deprivation • Location of built leisure facilities (0-250m, 250m-500m, 500m+)
3. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	<ul style="list-style-type: none"> • The site is within or intersect EA flood zones 2 and 3
4. To create and maintain safer and more secure communities	<ul style="list-style-type: none"> • Indices of Deprivation - crime
5. To reduce poverty and social exclusion for all sectors of the community.	<ul style="list-style-type: none"> • Indices of Multiple Deprivation
6. To create and sustain vibrant communities	<ul style="list-style-type: none"> • The site is within the Town Centre and Settlement boundaries
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction.	<ul style="list-style-type: none"> • Green Belt boundaries • The site is within the Town Centre and Settlement boundaries
8. To ensure air quality continues to improve and noise/light pollution is reduced.	<ul style="list-style-type: none"> • Air quality management areas

<p>9. To conserve and enhance biodiversity within the plan area.</p>	<ul style="list-style-type: none"> • The site is within 2km of a SSSI (Nationally designated sites) • The site is within 5km of an internationally designated sites • European sites – TBH SPA – the site is within the 0-400m buffer zone, the 400m-2km buffer or the 2km-5km buffer • The site is within or adjacent to a locally designated sites (SNCI, LNR)
<p>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.</p>	<ul style="list-style-type: none"> • Archaeological areas (AHAP) • The site is within or adjacent to a Listed Buildings • The site is within a Conservation Areas • The site is within or adjacent to a SAMs • The site is within 0-250m, 250-500m or 500m+ of a Local open space • Landscape character area
<p>11. To reduce road congestion and pollution levels.</p>	<ul style="list-style-type: none"> • Main roads, railway stations, bus stops, cycle lanes
<p>12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)</p>	<ul style="list-style-type: none"> • Contaminated land sites • Agricultural land classifications – grade 1, 2 or 3
<p>13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts</p>	<ul style="list-style-type: none"> • No GIS data available
<p>14. To reduce the global, social and environmental impact of consumption of resources</p>	<ul style="list-style-type: none"> • No GIS data available
<p>15. To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	<ul style="list-style-type: none"> • Waste management facility locations (within 500m)
<p>16. Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zones
<p>17. To increase energy efficiency and the proportion of energy generated from renewable sources.</p>	<ul style="list-style-type: none"> • No GIS data available

18. To maintain low rates of unemployment and develop and maintain a skilled workforce	<ul style="list-style-type: none"> • Distance to Education establishments • Indices of Deprivation – Employment • Indices of Deprivation – Income
19. Sustain economic growth and competitiveness across the Borough. (including the rural economy)	<ul style="list-style-type: none"> • No GIS data available
20. To provide for appropriate commercial development opportunities to meet the needs of the local economy	<ul style="list-style-type: none"> • No GIS data available
21. To foster a strong tourism industry which is socially and environmentally responsible.	<ul style="list-style-type: none"> • No GIS data available

2.1.7 In order to appraise the sustainability impacts of each site, the SA objectives have been linked to available baseline data. This has allowed an assessment in terms of the nature of the impacts (beneficial/adverse/neutral/uncertain), its relative magnitude and duration over time. The cumulative impacts of the sites have also been appraised and this is the assessment that forms the basis of the SA. The appraisal was based on a combination of expert judgement and analysis of baseline data gathered in the Scoping Report and other available background information collected for the GIS appraisal.

2.2 Identification of Potential Sustainability Issues

2.2.1 The Council’s Issues and Options Consultation Paper sets out the key specific issues that the Site Allocations will need to address. These are set out below:

- Business – Guildford is identified as a regional hub in the emerging South East Plan. Poorly located employment sites have been suggested for housing development in the Core Strategy Preferred Options consultation. New commercial development is still needed and will be encouraged to locate in Guildford Town Centre and at other strategic business sites, which are sustainable locations where employees can travel to work by public transport.
- Housing – The Council is currently working to an average target of 322 dwellings each year (draft South East Plan). The Council has to identify land to meet the needs of the Gypsy and Traveller Community and Travelling Show People. Sites suggested for residential use also have the potential to be suitable for Gypsy and Traveller sites.
- Guildford Town Centre – A final submission version of the Town Centre Area Action Plan is currently being prepared. The town centre is the most sustainable location for future development in the Borough. A range of key development sites with a mix of uses in the town centre have been identified.
- Transport and Traffic – The policies in the submission version Core Strategy attempt to steer development to the most sustainable locations of the Borough. The Borough needs to seek a balance between minimising traffic increase and its impact, and meeting the local and national requirements for new development. Issues and Options consultation is seeking any potential

development sites which are in locations which would not solely rely on the use of motor vehicles for access.

- Retail – The Council is seeking any potential town centre development sites that can accommodate a mix of uses, including retail, to maintain the levels of retail services within the Borough.
- Open Space, Sports and Recreational Provision – Deficits in amenity open space, playing fields, parks and children’s playgrounds have been identified through the PPG17 audit. Additionally, although currently present in the Borough future provision of further allotments, built sports facilities and community halls may be required. The consultation is seeking any sites suitable for open space, sport and recreational facilities.
- Other Issues – Flood Risk and the Thames Basin Heath Special Protection Area are key decision-making criteria when selecting sites to proceed to preferred options.

2.2.2 The above issues will inform the selection of sites to be put forward to preferred options stage. The sites have been appraised against the SA framework as explained in paragraph 2.1.6 above and the results of the appraisal are provided in the following section.

3 Results of the Issues and Options Appraisal

3.1 Sustainability Commentaries

- 3.1.1 This section sets out the findings from the appraisal of the sites put forward at the Issues and Options stage.
- 3.1.2 The appraisal of the sites is illustrated with a commentary on the significant effects relating to each of the sustainability objectives. At this stage in the DPD preparation a detailed analysis has not been provided for each of the 238 sites put forward for consideration. It should be noted that different interested parties have put a number of the same locations forward for consideration and therefore a site may have more than one entry and site identification number. This appraisal has focused on the cumulative effects of the locations put forward for consideration. Where significant negative effects have been identified with a specific site, this has been indicated.
- 3.1.3 The summary of the GIS appraisal can be seen in Appendix 1. The database of individual site information with regard to each sustainability objective has been provided to the Council to inform the decision making process.
- 3.1.4 At this stage the preferred landuse(s) of the site allocation is not identified. Members of the public have in many cases put forward a suggested use for the site. No assumptions have been made concerning the proposed land use of the sites in the SA Appraisal, only the principal of the site being used for future new development.
- 3.1.5 The following section discusses the key significant effects of the proposed sites allocations with regard to the Borough's SA Framework.

Objective 1 - To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford

- 3.1.6 The location of new housing development is fundamental to achieving sustainable development and achieving the above objective to ensure that housing is provided suitable to meet people's needs and is affordable. Of the 238 site allocations proposed, 106 (44%) are situated within existing town centre or settlement boundaries. The majority of the sites are on the edge of settlement boundaries and within the Guildford, Ash and Tongham urban areas and Guildford Town Centre, however 12 are located within settlement boundaries within the designated greenbelt. Of the sites put forward 117 (49%) are located within the designated green belt (including the 12 within a settlement boundary) and 27 (11%) are situated within the countryside beyond the greenbelt. These locations have associated sustainability issues, discussed later in this appraisal.
- 3.1.7 Guildford has to provide an average of 322 dwellings per annum to achieve its regional allocation in accordance with the draft SE Plan. Currently the Council is making provision for the Structure Plan target of 316 new dwellings per annum. The proportion of the site allocations proposed to deliver the housing requirement at this stage is not known, the Council will deliver housing to meet its regional targets. This housing will be delivered to create mixed and sustainable communities, in accordance with the Government's policy to ensure that housing is developed in suitable locations

which offer a range of community facilities and with good access to jobs, key services and infrastructure.

- 3.1.8 To ensure that Guildford's residents can live in housing that suits their needs a mix of housing size, tenure and style is required. This is however not a consideration at the site allocation stage, but will be considered at preferred options stage when detailed site requirements are proposed.
- 3.1.9 Of the sites put forward for consideration, 20 have an existing use of residential or are within the curtilage of a residential dwelling. It should be ensured that the loss of these residential units does not negatively impact upon the affordability and provision of housing within these locations.
- 3.1.10 The indices of multiple deprivation 'barrier to housing' indicator is mapped for the Borough, of the proposed sites, 39 are within super output areas in the 20%³ most deprived for the country.
- 3.1.11 Accessibility of the proposed sites is considered under SA objective 11 in relation to reducing pollution levels. However, of the 238 sites put forward for consideration, 88% are within half a mile of a bus stop, and 40% are within 1 mile of a mainline train station. A high proportion of the sites are located within close proximity to a main road providing transport links across the Borough.
- 3.1.12 Guildford will be delivering at least the minimum density of development on sites over 1 hectare, in accordance with PPS3, which recommends that until local density policies are in place 30 dwellings per hectare is the indicative national minimum. The density of the existing development should not dictate that of new housing development proposed within the Borough. If built to high standards, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.
- 3.1.13 The provision of affordable housing is fundamental to meeting needs of the community, and to ensuring a balanced community. Guildford has set, through its Infrastructure Supplementary Planning Document (SPD) 2006, a proportion of 35% affordable housing on contributing sites. This currently relates to thresholds set out in the Local Plan 2003 but adoption of the Core Strategy (submission version currently in preparation) will see it apply to a lower site threshold. For the purpose of this SA it is assumed that all locations suitable for new housing development will deliver the required affordable housing numbers, subject to the number of units proposed.
- 3.1.14 Therefore the sites put forward here for consideration as site allocations have been assessed to potentially have significant (positively) effects ensuring that Guildford's population has access to sufficient housing suitable to their needs which they can afford. Although the actual number of sites for residential development are not known at this stage in the DPD process, as stated above the Council will provide housing to meet its allocation target in the South East Plan.

Objective 2 - To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health

- 3.1.15 The location of development can contribute towards health improvements for members of Guildford's communities. Data to map the location of health care facilities (such as GP surgeries, hospital and dentists) has not been available for this appraisal however, the location of the proposed sites with regard to leisure facilities has been assessed. The location of a leisure facility

³ IMD 2004

in relation to development, especially housing and employment can contribute positively to health improvements, and can encourage exercise and a healthy lifestyle. Of the 238 sites, 75 are located within 250m of a built leisure facility and 55 are within 500m of a facility. This equates to 55% of the site allocations that are accessible to leisure facilities.

- 3.1.16 No sites fall within the bottom 20% of most health deprived SOA's in the Country.
- 3.1.17 At this stage of the DPD process the significance is assessed to be uncertain, with the potential to achieve a positive significant effect due to the accessibility of leisure facilities which can encourage healthier lifestyles.

Objective 3 - To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment

- 3.1.18 Flood risk is identified by the council as a particular issue for consideration, especially the impact of surface water flooding. The appraisal of the sites put forward for consideration has identified that 64 fall within Flood Zone 3, a total of 1053.16 hectares of land. However, of these 64 sites, many have only small areas within Flood Zone 3. Some sites cover over Flood Zones 1, 2 and 3. Planning Policy Statement 25 (PPS25) states that a sequential risk-based approach to determine the suitability of land for development should be applied. The Council is currently finalising a Strategic Flood Risk Assessment (SFRA) which will provide greater precision than the EA's flood zones. The sites will need to be subject to the sequential test to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that is appropriate to the land use / development proposed. When the land use is known the vulnerability of the proposed development needs to be assessed in accordance with Table D.2, Annex D of PPS25.
- 3.1.19 If any of these sites are to be progressed for allocation, and the sequential test applied through the SFRA does not find alternative locations for the development, the Council can apply the exception test, set out in Annex D of PPS25. However with regard to the sustainability effects, locating development within areas of flood risk is unsustainable and scores negatively in the short medium and long term, unless appropriate mitigation can be demonstrated.
- 3.1.20 With the information available at present, it is recommended that the sites below in Table 3.1, which are at least partially at potential risk of flooding in zone 3, need to be assessed further using information from the SFRA when completed, to determine whether the site is suitable to progress to the Preferred Options stage.

Table 3.1 Sites at risk of flooding (zone 3)

Site number	Site name
3	Ash Vale Sewage Treatment Works
4	Netley Mill Water Works
8	Land Rear of 77 - 121 Walnut Tree Close, Guildford
18	20 Send Barns Lane, Send, Woking, Surrey, GU23 7BP

22	Land at Polesdon Lane an Send Marsh Road, Send Marsh, Ripley
23	Land opposite Burpham Court Farm, Clay Lane, Guildford, Surrey, GU4 7NA
52	Land off Heath Drive, Send
53	Disused Wisley Airfield
54	Wisley Airfield
59	Ellis Family Yard, Whitmoor Common, Off Burdenshot Road, Worplesdon, Guildford, Surrey
60	Land to the south of Lime Close and Woodstock and north of Bennett Way, West Clandon
63	Guildford Fire Station, Ladymead, Guildford
70	Brookpond Smallholding, Whitmoor Common, Worplesdon, Guildford, Surrey
72	Polesden Lane, Send, Ripley, Surrey
76	Merrist Wood Campus, Worplesdon, Guildford, Surrey, GU3 3PE
80	Kitchen Garden, Upper Street, Shere
85	Guildford Fire Station - Ladymead
96	Guildford Rowing Club
97	Shalford Park Changing Rooms
100	Land on either side of Walnut Tree Close near the bend
105	Slyfield Industrial Estate - Land to the North East
108	Former CEOB premises at town end of A3100 (Portsmouth Road)
109	Old Electricity Board Office site on Old Portsmouth Road near St Nicolas' Church
117	West Horsley (KT24), North West of Railway Station, West of Ockham Road
119	Stonebridge Depot and Orchis Cottages
120	Harms Hatch, Broadmead Road, Send, Woking, Surrey

124	Land at Worplesdon Road, north of Tanglely Place
134	Guildford Plaza, Portsmouth Road
138	Woking Road Depot
140	Land at Round Tree Farm, West Horsley
149	Land South and Rear of the Rectory
150	Parcel of Land between Tilthams Corner Road and Foxborough Road, Shalford
154	Tanglely Place Farm, Tanglely Lane, Guildford, GU3 3JX
156	Land adjacent to Slyfield Industrial Estate
159	RHS Garden Wisley, Woking, Surrey, GU23 6QB
162	Land at rear and off Gravett's Lane, Guildford, GU3 3JR
166	Ash Bridge Caravan Site, Ash Road, Guildford
168	Land to North of Stonebridge Depot, Shalford, Guildford
170	Bisley Camp, Bisley, Brookwood, GU24 0PB
173	2 - 17 Bedford Road, Guildford
175	Guildford Fire Station - Ladymead
179	Mary Road Car Park, Guildford
180	White Hart Court, Ripley
190	Land west of Ripley
194	Manor Fruit Farm, Normandy
195	Grove Farm Nursery, Pirbright
196	Thames Water Utilities Land
198	Lysons Avenue, Ash Vale

207	Bedford Road surface level car park
208	Mary Road Car Park
209	Land adjoining the Electric Theatre
210	Former Farnham Road Bus Station
211	Guildford Plaza
215	Woodbridge Park Industrial Estate
216	Land at Bedford Road
217	Former Farnham Road Bus Depot
218	Ladymead Fire Station
226	Frithys Wood & Cotts Wood
227	Land north of Broadoak Bridge
232	Bus Depot, Leas Road
233	Pembroke House, Mary Road
240	The Malthouse land, North of the Railway, Ockham Road North, East Horsley
241	Whittles Drive, Grassypiece Copse, Aldershot Road, Normandy
245	Slyfield Industrial Estate

3.1.21 The significance of this effect at this period in the DPD process is uncertain until the land use for the sites is proposed and the SFRA has identified zone 3a and 3b.

Objective 4 - To create and maintain safer and more secure communities

3.1.22 Guildford is identified as a safe Borough, ranked 95 out of 376 authorities⁴ with regard to total notifiable offences. The Slyfield Industrial Estate and the extension proposed to the industrial estate (197 and 245) are the only two sites identified as falling within the most 20% wards in relation to instances of crime in the country⁵.

3.1.23 Although not considered by the Council at this stage, the two sites have been put forward for the following landuses; improved sewage treatment facilities, waste management and treatment

⁴ Guildford Scoping Report, Appendix 3: Figure 6 Baseline Information, pg7

⁵ IMD 2004

facilities, business uses (B1 and B8) and residential development. Development within this crime area has the potential to bring associated benefits to the area.

- 3.1.24 Although crime is identified as an issue in this particular area of the Borough, cumulatively across the Borough it is not seen as a significant effect. All new development should incorporate designing out crime principles which contribute to maintaining safe and secure communities.

Objective 5 - To reduce poverty and social exclusion for all sectors of the community

- 3.1.25 Guildford is an affluent Borough, ranked 323 out of 354 local authorities on average Index of Multiple Deprivation (IMD)⁶ score. This is the average of the six data sets that combine to give the Borough's overall deprivation position within the Country (IMD 2004). The Borough does however have pockets of deprivation. The location of allocated development sites can contribute to improvements in the levels of deprivation in the Borough, through the regeneration of an area. Cumulatively the provision of additional residential development, employment opportunities, open space and recreational facilities and the associated infrastructure to support new development, provides the Borough of Guildford with opportunities to reduce the levels of deprivation. This is achieved through improved living conditions and the provision of affordable housing, access to new employment opportunities and ultimately through the regeneration of deprived areas of the Borough.
- 3.1.26 With regard to site locations, it is the specific land use proposal that contributes to reducing poverty and social exclusion which will require to be assessed when the proposed use of the sites are known at the preferred options stage. This includes the provision of affordable housing, accessibility to key services and facilities, employment opportunities, education attainment and deprivation ranking.

Objective 6 - To create and sustain vibrant communities

- 3.1.27 In total 106 of the proposed sites are located within a settlement boundary in the greenbelt, within the Guildford Urban Area (but outside the town centre), within Guildford town centre or within the Ash and Tongham Urban Area. This equates to 44% of the total sites put forward for consideration. Development located in these existing communities has the potential to contribute to sustain and enhance local communities, provided that adequate associated infrastructure provision is made.
- 3.1.28 Sites put forward for consideration have the potential to create new vibrant communities and enhance existing communities. In particular the extension to northeast Guildford (74 hectares), allocated in the Surrey Structure Plan and put forward as sites 46 and 221 'Land at Gosden Hill Farm, north east Guildford' proposes a mixed-use community including 2000 new homes.
- 3.1.29 The significance of the proposed sites is assessed to have a significant positive effect due to the potential for creating new and improved vibrant communities subject to detailed design.

⁶ www.statistics.gov.uk

Objective 7 - To make the best use of previously developed land and existing buildings, encouraging sustainable construction.

- 3.1.30 A key objective of PPS3 Housing is to make effective use of land by re-using land that has been previously developed. The national annual target is that at least 60 per cent of new housing is on previously developed land (PDL), including land and buildings that are vacant and derelict as well as land that is currently in use but that has potential for redevelopment. Guildford has consistently exceeded the Government's PDL target; in 2005/06 100% of new development was on PDL. The Council has set its own targets to achieve 99% PDL in 2007/08 and 100% in 2008/09.
- 3.1.31 Of the sites put forward at this stage, the existing landuse is known for 133 of the 238 site locations. Of these, 26 are identified as agricultural use, 1 is a field in the green belt, 20 are sites of open space, paddocks or allotment land, 6 are sites of existing recreation use and 2 are established woodland. The remaining sites are classified as PDL. This indicates that 23% of the sites are not classified as PDL, therefore deemed to have a significant negative impact, unless proposed for a non-development landuse.
- 3.1.32 The use of sustainable construction methods is not location dependent, and therefore not a factor in appraising the sustainability of the sites proposed, although the incorporation of renewable technologies is. Planning polices from national guidance, the draft RSS, the emerging Guildford Core Strategy, and Guildford's Sustainable Development and Construction SPD, Dec 2005 encourage the use of these methods in all new development. The suitability of renewable technologies and sustainable construction methods will be determined at the detailed design stages of a sites development.
- 3.1.33 The significance of the proposed site allocations is assessed to have the potential for significant negative effects due to over half of the sites put forward located within greenbelt or open countryside.

Objective 8 - To ensure air quality continues to improve and noise and light pollution is reduced.

- 3.1.34 There are no air quality management areas designated in the Borough, illustrating the relative low levels of air pollution. The number of days when air pollution (PM₁₀) exceeded the moderate or above level was 29 (2002-03) significantly lower than the national average of 50 days.
- 3.1.35 The Borough's A roads and the M25 which runs through the northeast corner of the Borough are major contributors to noise pollution in the Borough. Noise pollution is also a consequence of industrial activity and construction. At a distance of 400m to avoid sleep disturbance, the continuous noise level to bedrooms of 30 dB(A) should not be exceeded. A level of 60 dB will cause waking during the night and 55 dB will cause outdoor annoyance at continuous levels. These noise levels should be considerations when determining the location of development sensitive to noise.
- 3.1.36 New development can impact upon air quality, especially through additional car journeys generated to and from the location. There is potential for air quality to be negatively impacted upon, but until the preferred land use for the sites are determined a quantified assessment cannot be undertaken. The locations taken forward to preferred options should be located in accessible locations to public transport nodes, such as Guildford Town Centre and the urban areas of Ash, to

ensure reduced car usage, and therefore lower air quality impacts. New development (construction) is also a major contributor to air pollution, therefore the preferred sites should incorporate sustainable design and construction methods. As stated in Objective 7, these methods are generally not location dependent.

3.1.37 At this stage the significance is deemed to be uncertain until land uses are known at the proposed options stage, and greater details relating traffic, construction and location to noise receptors are known.

Objective 9 - To conserve and enhance biodiversity within the plan area.

3.1.38 Guildford is a Borough rich in biodiversity and areas of nature conservation importance. The Borough contains 16 Sites of Special Scientific Interest (SSSI). Of the sites put forward for site allocations, 188 are within 2km of a SSSI, however none are actually within the SSSI. 219 of the proposed sites are within 5km of an internationally designated site.

3.1.39 The Thames Basin Heaths Special Protection Area to the north of the Borough, significantly impacts upon development opportunities within the Borough. Of the 238 sites put forward, 133 are within the 2-5km buffer zone, 50 within the 400m-2km buffer zone and 22, as indicated in the table below are within the 0-400m buffer zone.

Table 3.2 Thames Basin Heath SPA 0-400m buffer zone

Site Number	Site Name
44	Land at Blanchards Hill, Jacobs Well
49	Land at Tangley Place Farm, Worplesdon
53	Disused Wisley Airfield
54	Wisley Airfield
55	Brick Kiln Copse
59	Ellis Family Yard, Whitmoor Common, Off Burdenshot Road, Worplesdon, Guildford
67	Land south of Ash Road (west off Bridge Mead), Pirbright
70	Brookpond Smallholding, Whitmoor Common, Worpleson
71	Stringers Barn, Salt Box Road, Guildford, GU4 7PX
76	Merrist Wood Campus, Worplesdown, Guildford, Surrey, GU3 3PE
104	Wisley Former Airfield
116	Former Vokes site, Henley Park, near Normandy
124	Land at Worplesdon Road, north of Tangley Place

125	Land at Tangley Place Farm
126	Land at Keens Lane
127	Land at Saltbox Road
141	Tangley Place, Worplesdon, Guildford, Surrey
142	Tangley Place, Worplesdon, Guildford, Surrey
154	Tangley Place Farm, Tangley Lane, Guildford, GU3 3JX
159	RHS Garden Wisley, Woking, Surrey, GU23 6QB
170	Bisley Camp, Bisley, Brookwood, Surrey, GU24 0PB
195	Grove Farm Nursery, Pirbright
228	Wisley Airfield

3.1.40 The above sites, in accordance with the guidance provided in the Thames Basin Heath SPA Interim SPA Avoidance Strategy, should not be considered for new housing development. Within this zone the avoidance of the impacts of new housing development and the associated affects of housing development such as recreation, predation and hydrological effects are greatest and very unlikely to be mitigated against. The sites within the remaining two buffer zones can be suitable for new development subject to the provision of alternative or improved open space that acts as an alternative to the SPA being provided.

3.1.41 This is assessed to be a significant negative impact on the biodiversity of the Borough due to the sites highlighted above being located within the TBH buffer zone and the location of the SSSI's and AONB in the borough.

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.

3.1.42 The Borough is classified into landscape character areas by the Countryside Agency (now Natural England). These classifications recognise the landscape characteristics of the natural environment. The Borough is covered by: Thames Basin Lowlands, North Downs, Thames Basin Heaths and the Wealden Greensand. The landscape character designations do not restrict new development within the Borough they provide a context setting and understanding of the significance of the landscape features, enhancing the appreciation of the surrounding landscape.

3.1.43 Guildford has a rich historic environment. The Borough is home to 21 scheduled ancient monuments (SAMs), three proposed sites are on or adjacent to the scheduled area. These sites are:

- Manor Farm, University of Surrey
- Former Farnham Road Bus station (proposed twice)

- 3.1.44 PPG16 states that “there should be a presumption in favour of physical preservation⁷” where remains, scheduled or not are affected by a development.
- 3.1.45 The Borough contains 1,070 listed buildings, 52 of these listed buildings (5% of the total) are adjacent to or within a site put forward for consideration in this consultation. The presence of a listed building does not automatically discount development of a site; careful consideration will be required at preferred options stage to ensure that the historic environment is not negatively affected.
- 3.1.46 The Borough has 38 designated Conservation Areas. Of the sites proposed 41 (17%) are within a Conservation Area. The designation of a Conservation Area does not preclude new development but requires development to ensure the preservation of the conservation area and be in keeping with the design and characteristics of the area.
- 3.1.47 The Borough has identified 178 Areas of High Archaeological Potential (AHAP), of the sites put forward at this stage 19 are within these designated areas. An AHAP does not preclude development, although any proposed landuse will need to demonstrate that no negative impacts will result.
- 3.1.48 The accessibility of locations to local open space and playing pitches and fields benefits residents and visitors alike. It has been identified that Guildford has a deficit of local open space in accessible locations. Of the sites proposed, 165 (69%) are within 250m of a local open space and 74 (30%) are within 250m of a playing field. These locations make the natural environment accessible for enjoyment and also encourage outdoor activities contributing positively to the achievement of SA objective 2 (improved health and wellbeing).
- 3.1.49 The proportion of proposed sites that have the potential to negatively affect the historic environment (listed buildings and conservation areas) and the archaeological designations are not considered significant enough to preclude further investigation in terms of sustainability at this stage. The sites within good accessibility to open space and leisure facilities bring positive benefits with regard to the natural environment.
- 3.1.50 At this stage the effect is assessed to be significant as there is potential for a high proportion of the sites put forward impacting negatively on the historic environment, in particular the SAM's, listed buildings and conservation areas.

Objective 11 - To reduce road congestion and pollution levels.

- 3.1.51 Road congestion can be positively reduced through initiatives to encourage people to use alternative forms of transport to undertake daily routines. As described in Objective 1 88% of the proposed sites are within 0.5 miles of a bus stop and 40% are within 1 mile of a train station. These sites have the potential to positively contribute to reduced road congestion and pollution levels associated with road transport.
- 3.1.52 The significance is currently assessed to be uncertain, until further details are known about the land use of the proposed sites.

⁷ PPG16: Archaeology and Planning, paragraph 8

Objective 12 - To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)

- 3.1.53 Information regarding areas of land contamination in the Borough was not available to inform this appraisal. However, sites which are subject to existing contamination can, through remediation measures be brought back into beneficial use and be suitable for redevelopment. Remediating contaminated land ensures that pdl is utilised and reduces the impact on greenbelt and Greenfield land for future development. Sites that are contaminated should not be excluded from consideration as preferred option site allocations, particularly for non-residential use.
- 3.1.54 Of the sites proposed, 72 are classified as agricultural land grade 3, and 2 are grade 2. Of these 72 sites, 8 cover areas of 20 hectares or over, these are indicated in the table below. This size of land lost from agricultural use is considered to be a significant impact. Where possible Local Authorities are advised to use areas of poorer quality land (grades 3b, 4 and 5) in preference to that of higher quality. These 72 sites are all outside established settlement boundaries, and classified as either greenbelt or agricultural land outside of the greenbelt. These allocations may have significant negative effects on the availability of agricultural land in the Borough if the site is used for non open space or agricultural uses. The proposed sites may also impact upon the soil quality of the site and the neighbouring land if development (except for open space) was to progress.

Table 3.3: Sites proposed on Agricultural Land Grade 3

Site number	Site name	Site size
46, 221	Land at Gosden Hill farm, NE Guildford	75 ha
72	Polsden Lane, Send, Ripley	130ha
78	Liddington Hall, Aldershot	28ha
103	Eashing farm, Eashing	31ha
128	Aldershot Road/Gravetts Lane	28ha
221	NE Guildford Structure Plan	75ha
226	Frithys wood and Cotts wood	77ha

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

- 3.1.55 Climate change is contributed to by the use of the land, and the associated impacts of that use, such as additional transport journeys or gasses emitted from heating or cooling systems installed within buildings (both residential or commercial).

- 3.1.56 Therefore until the land use is determined for the site, for example, residential use, open space use, the effects of this objective cannot be appraised. However, as described in the analysis of objective 11, a proportion of sites are located in areas accessible to public transport, therefore these sites have the potential to positively contribute to minimising any increase in road congestion contributing to reduced emissions of greenhouse gases. Greenhouse gases will continue to increase across the borough and nationwide but sites located close to public transport nodes can reduce this increase.

Objective 14 - To reduce the global, social and environmental impact of consumption of resources

- 3.1.57 The allocation of land for development, will consume the natural resource of 'land', especially if this land is classified as Greenfield land. The consumption of natural resources is not site dependent and is affected by the use proposed for the area of land, and the construction methods proposed if new development would occur. Therefore the impact of the location of the 238 sites is, at this stage neutral with regard to consumption of natural resources.

Objective 15 - To reduce waste generation and disposal, and achieve the sustainable management of waste

- 3.1.58 The location of a development site does not impact upon the waste generated or the disposal of waste arisings. Waste will be generated through the eventual land use of the site. Policy to ensure waste minimisation and sustainable management of waste arisings is emerging in the SE Plan and Surrey Waste Development Framework.
- 3.1.59 The proximity of development to waste management facilities contributes towards reduced distances travelled by waste collection vehicles, allowing waste arisings within the borough to be managed closer to source. Of the sites proposed, 30 are within 500m of a designated waste management facility (as allocated in the adopted Surrey Waste Plan 1997).
- 3.1.60 At this stage, the significance of this effect is assessed to be neutral. When detailed land uses are determined and the proposed options in accordance with the planning policies will ensure sustainable waste management and waste minimisation occur through the detailed design stages.

Objective 16 - Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.

- 3.1.61 A high proportion of the Borough is designated as a Nitrate Vulnerable Zone with regard to surface water runoff. This is due to agricultural practices. Guildford town centre and surrounding area is designated an area of groundwater source protection zone by the Environment Agency. It has not been possible to digitally map these designations and assess at this stage how many sites fall within the zones. Detailed site assessments through the planning application / EIA process will determine the full extent of these designation and the impacts.
- 3.1.62 The location of a site will not negatively affect the quality of water or the management of water resources, but the future land use may.

Objective 17 - To increase energy efficiency and the proportion of energy generated from renewable sources.

- 3.1.63 The location of sites for new development (except open space) will impact upon the suitability of the location with regard to installing some renewable energy technologies, such as wind turbines. It is assumed for this assessment that the location of a site allocation will not preclude any renewable technology and that due to emerging standards from the national, regional and local planning framework, that the majority of new development will provide energy from renewable resources and incorporated energy efficiency measures. Therefore the significance of this effect is neutral as achievement of the SA objective is not location dependent.

Objective 18 - To maintain low rates of unemployment and develop and maintain a skilled workforce

- 3.1.64 Unemployment within the Borough is 1.7%, below the national average of 5.5%⁸. There is, however, a skills shortage in some sectors. The main employment sectors are service and retail. The Borough performs positively in comparison to the region and the country. The Council have identified, in its Core Strategy (working draft) 17 Strategic business locations to deliver the employment and economy needs of the Borough, the town centre is also a significant area for employment provision. Additional allocations of employment and education land in locations accessible to the economically active population will ensure the Borough continues to maintain its low unemployment levels.
- 3.1.65 The location of a site does not affect the significance of this effect; it is dependent upon the continued provision of employment opportunities, education and training facilities to meet the needs of the Borough's economically active population in locations accessible to them. At this stage in the DPD process this objective is assessed as neutral, as potential use of sites is not yet confirmed.

Objective 19 - To provide for a strong stable economy with sustained economic growth

- 3.1.66 The location of a new development site does not affect the significance of this effect, it is dependent upon the continued provision of opportunities for economic growth within the Borough. It is understood that the site allocations DPD will allocate land for employment and industrial uses, when potential site locations are known at the preferred options stage, the sustainability effect of the allocation with regard to economic growth can be appraised. At this stage in the DPD process this objective is assessed as neutral.

Objective 20 - To provide for appropriate commercial development opportunities to meet the needs of the local economy

- 3.1.67 This objective is independent of individual site locations. When the Council determines its requirement for commercial development, specific site allocations can be appraised. At this stage in the DPD process this effect is assessed as neutral.

⁸ Guildford Borough Scoping Report, Appendix 3, Figure 6, pg 48

Objective 21 - To foster a strong tourism industry which is socially and environmentally responsible.

3.1.68 Individual site locations do not affect the tourism industry; it is the cumulative impact of development attracting people to the Borough that positively impacts the tourism industry with regard to economic performance. At this stage in the DPD process this effect is assessed as neutral.

4 Summary

4.1.1 This report provides sustainability commentaries for the sites being considered by Guildford Borough Council in their Site Allocations DPD Issues and Options Paper as part of the Guildford Development Framework. The main objective of this appraisal is to aid the Council in progressing the development of their Preferred Options Site Allocations. The cumulative performance of the sites in sustainability terms is highlighted and this should be taken into consideration when developing the site allocations further.

4.1.2 The key significant sustainability effects identified are:

- Flood risk – 64 site locations are currently at least partly within flood zone 3, and therefore at a high risk of flooding. The results of the SFRA will enable further consideration of these sites and proposed appropriate mitigation if required.
- Nearly half (49%) of the sites put forward are located within the Borough's designated greenbelt, an area of 1706ha is currently proposed to be considered for site allocations. 27 sites (11%) are within Countryside beyond the greenbelt, which is generally designated as Agricultural Grade 3 quality land.
- The Council has set a target to achieve 100% development on pdl by 2008/9, currently approximately 23% of the site allocations whose existing land use is known are not pdl sites.
- The Thames Basin Heath SPA has considerable impacts on development within the Borough, 22 of the sites put forward are within the 0-400m buffer zone where residential development is unsuitable.
- The Borough's historic environment is of great importance, and a particularly distinctive characteristic of Guildford. 3 of the proposed sites have the potential to impact upon the Borough's SAMs, 41 sites are within Conservation Areas, 19 sites are within AHAP and 52 are adjacent to or contain a listed building. The sites proposed within these areas of historic importance will require careful consideration to ensure no negative impacts result.

4.1.3 A number of the SA objectives are not dependent on specific locations of proposal sites, it is the actual land use(s) proposed at the site located that will affect the appraisal, to be undertaken at the preferred options stage. These are:

- Objective 13 – To address the causes of climate change through reducing emissions of green house gases and ensure that the Borough is preparing for its impacts
- Objective 14 - To reduce the global social and environmental impact of consumption resources
- Objective 17 – To increase energy efficiency and the proportion of energy generated from renewable resources
- Objective 18 – To maintain low rates of unemployment and develop and maintain a skilled workforce.
- Objective 19 – To provide for a strong stable economy with sustained economic growth.

- Objective 20 - To provide for appropriate commercial development opportunities to meet the needs of the local economy
- Objective 21 – To foster a strong tourism industry which is socially and environmentally responsible.

Appendix 1 – Summary of the GIS Appraisal

SA Objective	GIS data	Total number of sites	Total Site area	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	<ul style="list-style-type: none"> Indices of multiple deprivation – barriers to housing – sites located within identified SOA 	39	1195	
2. To facilitate the improved health and well-being of the population, including enabling people to stay independent and reducing inequalities in health	<ul style="list-style-type: none"> Average distance to doctors surgeries and medical facilities 	GIS data not available	GIS data not available	
	Built leisure facilities	0-250m	74	1073
		250-500m	55	175
		500+ m	110	1092
<ul style="list-style-type: none"> Indices of multiple deprivation – health deprivation - sites located within identified SOA 	No sites fall within the bottom 20%	No sites fall within the bottom 20%		
3. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	<ul style="list-style-type: none"> The site is within or intersects an EA flood zone 2 	4	22.74	
	<ul style="list-style-type: none"> The site is within or intersects an EA flood zone 3 	64	1053.16	
4. To create and maintain safer and more secure communities	<ul style="list-style-type: none"> Indices of Deprivation bottom 20% - crime - sites located within identified SOA 	2	41	
5. To reduce poverty and social exclusion for all sectors of the community.	<ul style="list-style-type: none"> Indices of Multiple Deprivation 	Borough average rank score		
6. To create and sustain vibrant communities	<ul style="list-style-type: none"> The site is within a Town Centre or Settlement boundaries 	108	Data not available	
7. To make the best use of previously developed land and existing buildings, encouraging sustainable construction.	<ul style="list-style-type: none"> The site is located within the Green Belt (therefore it is not pdl) 	117	1706	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	<ul style="list-style-type: none"> Air quality management areas 	None designated in the Borough		
9. To conserve and enhance biodiversity within the plan area.	<ul style="list-style-type: none"> The site is within 2km of a SSSI (Nationally designated sites) 	188		
	<ul style="list-style-type: none"> The site is within a SSSI 	0		
	<ul style="list-style-type: none"> The site is within 5km of an internationally designated site 	219	1883	

SA Objective	GIS data		Total number of sites	Total Site area
	<ul style="list-style-type: none"> The site is within/ or adjacent to a locally designated site (SNCI, LNR) 		47	1339
	Thames Basin Heath SPA	2-5km buffer	133	645
		400m – 2km buffer	50	366
		0 – 400m buffer	24	818
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.	<ul style="list-style-type: none"> The site intersects or is within an Area of High Archaeological Protection (AHAP) 		19	-
	<ul style="list-style-type: none"> The site is adjacent to or contains a Listed Building 		52	913
	<ul style="list-style-type: none"> The site is within a Conservation Area 		41	Data not available
	<ul style="list-style-type: none"> The site is within or adjacent to a SAMs 		3	60.5
	Local open space	0-250m	165	1854
		250-500m	36	80
		500m +	40	201
	Playing pitches and fields	0-250m	74	811
		250-500m	66	963
		500m+	104	528
11. To reduce road congestion and pollution levels.	<ul style="list-style-type: none"> Proximity of site to main roads, railway station, bus stops, cycle lanes 			
12. To reduce the area of land affected by contamination and safeguard soil quality and quantity (including agricultural land)	<ul style="list-style-type: none"> Contaminated land sites 		Data not available	Data not available
	Agricultural land classifications	Grade 1	0	0
		Grade 2	2	1.77
	Grade 3	72	666	
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	No site specific data available		Data not available	Data not available
14. To reduce the global, social and environmental impact of consumption of resources	No site specific data available		Data not available	Data not available
15. To reduce waste generation and disposal,	<ul style="list-style-type: none"> Waste management facilities locations (within 		30	916

SA Objective	GIS data		Total number of sites	Total Site area
and achieve the sustainable management of waste	500m)			
16. Maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	<ul style="list-style-type: none"> Ground water source protection zones 		Data not available	Data not available
17. To increase energy efficiency and the proportion of energy generated from renewable sources.	No site specific data available		Data not available	Data not available
18. To maintain low rates of unemployment and develop and maintain a skilled workforce	Education establishments	0-250m	91	214
		250-500m	56	471
		500m+	92	1325
	<ul style="list-style-type: none"> Indices of deprivation – Employment 		0	0
<ul style="list-style-type: none"> Indices of Deprivation – Income (bottom 20%) 		2	5.85	
19. To provide for a strong stable economy with sustained economic growth	No site specific data available		Data not available	Data not available
20. To provide for appropriate commercial development opportunities to meet the needs of the local economy	No site specific data available		Data not available	Data not available
21. To foster a strong tourism industry which is socially and environmentally responsible.	No site specific data available		Data not available	Data not available

Glossary

Alternative	See 'options'.
Annual Monitoring Report (AMR)	Assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being achieved.
Consultation Body	An authority which because of its environmental responsibilities is likely to be concerned by the effects of implementing plans and programmes and must be consulted under the SEA Directive. The Consultation Bodies in England are the Countryside Agency, English Heritage, English Nature and the Environment Agency.
Consultation Statement	A statement prepared by a Local Planning Authority for a Supplementary Planning Document under regulation 17 (1) of the Town and Country Planning (Local Development) (England) Regulations 2004.
Core Strategy	Should set out the key elements of the planning framework for the area. It should comprise: a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery.
Cumulative effects	Cumulative impacts arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the DPD (e.g. noise, dust and visual) have a combined effect.
Development Plan Documents (DPD)	A type of Local Development Document. DPDs include the Core Strategy, site specific allocations of land and Area Action Plans (where needed).
Environmental Impact Assessment (EIA)	A generic term used to describe environmental assessment as applied to projects. In this guide 'EIA' is used to refer to the type of assessment required under the European Directive 337/85/EEC.
Indicator	A measure of variables over time, often used to measure achievement of objectives.

Output indicator	An indicator that measures the direct output of the plan or programme. These indicators measure progress in achieving a plan objective, targets and policies.
Significant effects indicator	An indicator that measures the significant effects of the plan.
Contextual indicator	An indicator used in monitoring that measures changes in the context within which a plan is being implemented.
Local Development Document (LDD)	There are two types of Local Development Document: Development Plan Documents and Supplementary Planning Documents.
Local Development Framework (LDF)	Sets out, in the form of a 'portfolio', the Local Development Documents which collectively deliver the spatial planning strategy for the area in question. The LDF also includes the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.
Local Development Scheme (LDS)	Sets out the local authority's programme for preparing the Local Development Documents.
Local Development Regulations	Town and Country Planning (Local Development) (England) Regulations 2004.
Mitigation	Used to refer to measures to avoid, reduce or offset significant adverse effects on the environment.
Objective	A statement of what is intended, specifying the desired direction of change in trends.
Option	The range of rational choices open to plan-makers for delivering the plan objectives. For the purposes of this appraisal 'option' is synonymous with 'alternative' in the SEA Directive.
Plan	For the purposes of the SEA Directive this is used to refer to all of the documents to which this guidance applies, including Regional Spatial Strategy revisions and Development Plan Documents. Supplementary Planning Documents are not part of the statutory Development Plan but are required to have a sustainability appraisal.
PPS11	Planning Policy Statement 11: Regional Spatial Strategies
PPS12	Planning Policy Statement 12: Local Development Frameworks

Pre-submission consultation statement	A statement prepared by a Local Planning Authority for a Development Plan Document pursuant to regulation 28(1)(c) of the Town and Country Planning (Local Development) (England) Regulations 2004.
Scoping	The process of deciding the scope and level of detail of a Sustainability Appraisal.
SEA Directive	European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment
SEA Regulations	The Environmental Assessment of Plans and Programmes Regulations 2004 (which transpose the SEA Directive).
Secondary or Indirect effects	Effects that are not a direct result of the SPD, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments.
Statement of Community Involvement (SCI)	A statement setting out the consultation procedures for a Local Planning Authority. Explains to stakeholders and the community how and when they will be involved in the preparation of the Local Development Framework, and the steps that will be taken to facilitate this involvement.
Strategic Environmental Assessment (SEA)	Generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. In the UK, SEA is increasingly used to refer to an environmental assessment in compliance with the 'SEA Directive'.
Supplementary Planning Document (SPD)	A type of Local Development Document. Supplementary Planning Documents are intended to elaborate on DPD policies and proposals but do not have their statutory status.
Sustainability Appraisal (SA)	Generic term used to describe a form of assessment which considers the economic, social and environmental effects of an initiative. SA, as applied to Local Development Documents, incorporates the requirements of the SEA Directive.
Sustainability issues	The full cross-section of sustainability issues, including social, environmental and economic factors.

Synergistic effects

Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats, resources or human communities get close to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all. On the other hand, beneficial synergistic effects may occur when a series of major transport, housing and employment developments in a sub-region, each with their own effects, collectively reach a critical threshold so that both the developments as a whole and the community benefiting from them become more sustainable.