
Guildford Borough Council

Guildford Core Strategy DPD Further Options

Interim Sustainability Appraisal Report

May 2009



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1 Introduction

1.1 Background

1.1.1 In 2005, Scott Wilson was commissioned by Guildford Borough Council to undertake the Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) of the Guildford Development Framework (GDF) Core Strategy Development Plan Document (DPD) Issues and Options. Subsequently, in 2006, Scott Wilson was reappointed to undertake the SA / SEA of the Core Strategy Preferred Options. The Council has now developed further options in light of changes to national policy, new regulations and the draft South East Plan prior to preparing a draft Core Strategy to be presented at the Examination-in-Public. This report assesses the likely significant effects of the further options developed.

1.2 Sustainability Appraisal and Strategic Environmental Assessment

1.2.1 SEA is required by European and by English law. It involves the systematic identification and evaluation of the environmental impacts of a strategic action (e.g. a plan or programme). In 2001, the EU legislated for SEA with the adoption of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive'). The aim of the SEA Directive is *"to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes, with a view to promoting sustainable development"*.

1.2.2 The Directive was transposed into English legislation by the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations'), which came into force on 21st July 2004. The SEA Regulations apply (with some specific exceptions) to plans and programmes subject to preparation and / or adoption by a national, regional or local authority or those prepared by an authority for adoption through a legislative procedure by Parliament or Government and are required by legislative, regulatory or administrative provisions.

1.2.3 SA extends the concept of SEA to encompass economic and social concerns and the Planning and Compulsory Purchase Act 2004 (PCPA) requires Local Planning Authorities to undertake SA for each of their Local Development Documents (LDDs), including the Core Strategy. SA is therefore a statutory requirement for Local Development Frameworks (LDFs) like the GDF, along with SEA.

1.2.4 The Government's approach is to incorporate the requirements of the SEA Directive into a wider SA process that considers economic and social, as well as environmental, effects. To this end, in November 2005, the Government published guidance on undertaking SA of LDFs that incorporates the requirements of the SEA Directive ('the Guidance'). The combined SA / SEA process is referred to in this document as Sustainability Appraisal (SA).

1.2.5 The Guidance advocates a five-stage approach to undertaking SA (see Figure 1.1). According to the Guidance, the Scoping Report should set out the findings of Stage A (which includes gathering an evidence base) together with information on what happens next in the process.

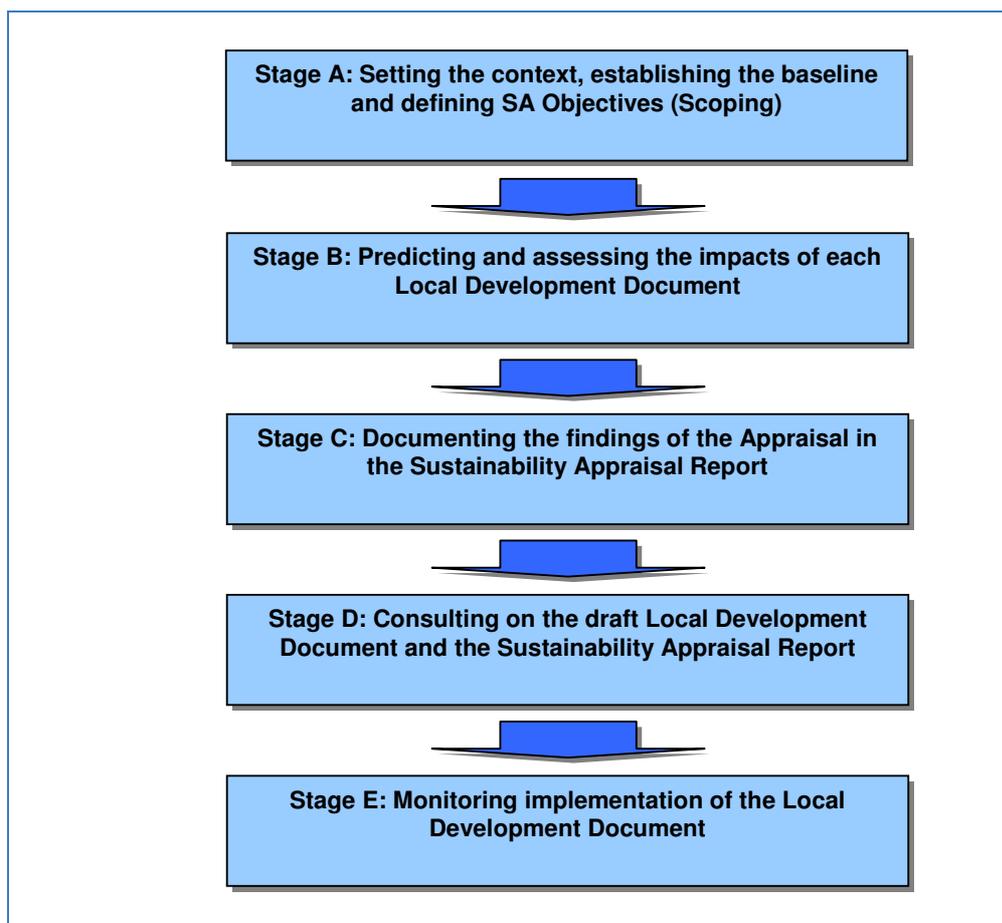


Figure 1.1: Five Stage Approach to Sustainability Appraisal

1.3 Purpose of the Interim SA Report

- 1.3.1 The Interim SA Report documents the likely significant effects of the Core Strategy Further Options and makes recommendations concerning mitigation of negative effects and enhancement of positive effects. Proposals for monitoring measures will be developed in line with the options and reported in the pre-submission SA Report.

2 Methodology

2.1 Introduction

2.1.1 This chapter outlines the methods used to undertake the appraisal of the likely significant effects of the Core Strategy Further Options.

2.2 Methodology

2.2.1 The appraisal involved assessing the performance of each option against each SA Objective using a set of matrices.

2.2.2 The assessment was a qualitative exercise based on professional judgement taking into account the information gathered in the Scoping Report and other available background information relevant to the issues raised in the Core Strategy DPD.

2.3 General Approach

2.3.1 The general approach taken was to assess each option in relation to the current situation in the Borough using the baseline data and trend analysis to inform the appraisal. Each option was assessed in terms of the nature of its effects (beneficial/adverse/neutral/uncertain) and of its relative magnitude and duration over time. These criteria were then used to judge whether the resulting effect would be minor or significant. This assessment is reproduced in Appendix 1.

2.3.2 The symbols used in the assessment are as follows:

Significantly Beneficial:	✓✓
Beneficial (non-significant):	✓
None / Neutral / Negligible:	~
Uncertain or insufficient information on which to determine:	?
Adverse (non-significant)	(x)
Significantly Adverse	x

2.3.3 The Scoping Report defined a set of aspirational SA Objectives to be used in assessing the options. These were developed through the investigation of baseline sustainability data and the review of related plans and programmes. The SA Objectives are intended to address the key sustainability issues identified through this process. Full details of this procedure can be found in the Scoping Report.

2.3.4 The SA objectives are listed below:

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 by using sustainably produced and local products.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste.
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.
17. To increase energy efficiency and the proportion of energy generated from renewable sources.
18. To maintain low rates of unemployment and high levels of economic activity
19. To provide for appropriate commercial development opportunities to meet the needs of the economy

3 Appraisal of Options

3.1 Introduction

3.1.1 The Core Strategy Further Options have been appraised for their effects on the community, the economy and the environment. The full appraisal of the Options can be found in Appendix 1 of this document and comprises an appraisal matrix for each option. The effects of the implementation of each option identified by the appraisal are summarised within the matrix.

3.1.2 Table 3.1 presents an overview of the potential effects of each further option on the SA Objectives.

Table 3.1: Likely significant effects of the further options on the SA Objectives

	SA Objective																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
CP1	~	~	?	~	~	✓	✓✓	~	~	~	?	~	~	~	~	~	~	~	~
CP2	✓✓	~	~	~	✓	✓	~	~	~	~	~	~	~	~	~	~	~	~	~
CP3	~	~	~	~	✓	✓	~	~	~	~	~	~	~	~	~	~	~	✓✓	✓✓
CP4	~	✓	~	~	✓	✓	~	~	~	~	~	~	~	~	~	~	~	~	~
CP5	~	✓	✓	✓	✓	✓	~	~	~	~	✓	~	~	~	~	~	~	~	~
CP6	~	✓	~	~	✓	✓	~	✓	~	~	✓✓	~	✓	~	~	~	~	~	~
CP7	~	✓	~	✓	✓	✓	~	~	~	~	✓	~	✓	~	~	~	~	~	~
CP8	~	~	~	~	~	~	~	?	~	~	✓	~	✓	~	~	~	~	~	~
CP9	✓	✓	~	~	✓✓	✓✓	~	~	~	~	~	~	~	~	~	~	~	~	~
CP10	✓✓	✓	~	~	✓	✓✓	✓	~	~	~	~	~	~	~	~	~	~	~	~
CP11	✓	?	~	~	~	✓	✓✓	~	?	✓	~	~	~	~	~	~	~	~	~
CP12	✓✓	✓	~	~	✓	✓	✓	~	~	~	~	~	~	~	~	~	~	✓	~
CP13	✓	~	?	~	✓	✓	(x)	~	?	~	~	(x)	~	~	~	~	~	~	~
CP14	~	✓	?	✓	✓	~	?	~	✓	~	~	~	~	~	~	~	~	~	~
CP15	~	✓	?	~	✓	~	?	✓	✓	~	~	?	~	~	~	~	~	~	~
CP16	~	~	~	?	~	?	~	~	~	?	~	~	?	?	?	?	?	~	~
CP17	~	✓	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
CP18	~	✓	~	~	✓	~	~	~	?	✓✓	~	~	✓	~	~	~	~	~	~
CP19	~	✓	~	~	✓	✓	~	~	~	~	~	~	~	~	~	~	~	~	~
CP20	✓	~	~	~	~	~	~	~	~	~	~	~	✓✓	✓	~	✓	✓	~	~
CP21	~	~	~	~	~	~	~	~	~	~	~	~	✓✓	✓	?	~	✓✓	~	~
CP22	~	~	✓✓	✓	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
CP23	~	~	~	~	~	~	~	~	~	✓✓	~	~	~	~	~	~	~	~	~
CP24	~	~	~	~	~	~	~	~	✓	✓	~	~	~	~	~	~	~	~	~
CP25	~	~	~	~	~	~	~	~	~	✓	~	✓	~	~	~	~	~	~	~
CP26	?	~	~	~	~	~	~	~	✓	~	~	~	~	~	~	~	~	~	~
CP27	~	~	~	~	~	~	~	~	~	✓	~	~	~	~	~	~	~	~	~

4 Next Steps

4.1 Development of Further Options

- 4.1.1 This Interim SA Report is intended to inform the development of the Core Strategy Further Options following consultation that is currently taking place.

4.2 Pre-Submission / Submission Core Strategy

- 4.2.1 When the consultation period is complete, the Council will consider the comments received. A Pre-Submission Core Strategy will then be produced in which the further options, revised in light of consultation responses, will be refined. A draft Final SA Report will be produced to reflect these changes and both the draft Final SA Report and the Pre-Submission Core Strategy DPD will be published for consultation.
- 4.2.2 Following consultation the Core Strategy will be submitted to the Secretary of State and will be the subject of an Examination in Public where a Planning Inspector will determine the 'soundness' of the document and will recommend its adoption or modification.
- 4.2.3 Following adoption of the Core Strategy a Sustainability Appraisal Statement will be produced summarising the SA process and defining ongoing monitoring that will be undertaken by the Council.

Appendix 1 – Sustainability Appraisal Matrices

Policy CP1 – Location of growth	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>There are likely to be significant beneficial effects in relation to making the best use of previously developed land as the option states that full use should be made of this before the use of greenfield land will be considered. This has the potential to maximise the use of previously developed land within the Borough. There is also the potential for minor beneficial effects in relation to creating and sustaining vibrant communities as the option seeks development in key strategic development areas where there is scope to create new, vibrant communities. Similarly, development will be directed to settlements as per the settlement hierarchy. This has the potential to support existing communities, especially those smaller settlements that could benefit from additional small-scale development to maintain their communities.</p> <p>There is uncertainty regarding the effects of this option in relation to flooding. The recently completed SFRA should be consulted when determining sites for development to ensure that flood risk is reduced. There is also uncertainty regarding the effects on road congestion as this will be dependent upon current levels of congestion and the type of development proposed in a particular location. Such effects should be considered further when assessing locations for development.</p>	

Policy CP2 – Housing provision and distribution	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>There are likely to be significant beneficial effects in relation to the provision of suitable housing given the additional provision of 422 new dwellings per annum across the Borough. Development will be primarily located in the larger settlements, where the majority of the population are located and this is likely to satisfy a large proportion of the identified need. The option also provides for affordable housing rural exception sites to meet identified local need.</p> <p>The provision of additional housing across the Borough has the potential to contribute towards reducing poverty and social exclusion through meeting identified housing need. Additional development also provides an opportunity to create new vibrant communities where strategic development is planned and contribute towards sustaining vibrant communities within smaller settlements.</p>	

Policy CP3 - Supporting the local economy	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	✓✓
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	✓✓
<p>There is the potential for this option to offer minor beneficial effects in relation to reducing poverty and social exclusion through the safeguarding of existing employment areas and the provision of additional employment floorspace. This is likely to increase the number of jobs available in the Borough and therefore increase employment opportunities for residents, thus contributing towards reducing poverty and associated social exclusion. The option also offers the potential for minor benefits in relation to creating and sustaining vibrant communities through the provision of additional employment floorspace and the promotion of vacant floorspace.</p> <p>There are likely to be significant beneficial effects in relation to economic activity and providing commercial development opportunities as the option provides for additional employment floorspace as well as safeguarding existing employment sites. This will contribute towards maintaining high levels of economic activity through the provision of additional employment opportunities and will provide commercial development opportunities to meet the needs of the economy during the plan period.</p>	

Policy CP4 – Retail hierarchy and town centre uses	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>This option offers the potential for minor beneficial effects in relation to a number of sustainability objectives. The support for existing retail centres, including small, local centres, will contribute towards facilitating well-being through maintaining existing retail facilities and amenities that offer accessible services to the local population. This can reduce the need to travel to access retail services and benefit those who are less able to travel to meet daily shopping needs, such as the elderly, parents with young children and those with mobility impairments. This is also likely to contribute towards reducing social exclusion as it supports the provision of a range of retail services at the local level to meet the needs of different groups, as outlined above. Similarly, there is the potential to contribute towards maintaining vibrant communities through the provision of local services to meet local needs.</p>	

Policy CP5 – Infrastructure	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>This option offers the potential for minor beneficial effects in relation to a number of sustainability objectives. The provision of additional infrastructure is likely to offer benefits in relation to health and well-being, flood risk, crime, poverty and social exclusion and road congestion and pollution as such issues are likely to be identified as those required to be provided to mitigate potential effects of development. This could involve the provision of new facilities or the upgrading of existing facilities, which would benefit existing communities as well as new ones. The overall effect would likely be minor benefits in relation to sustaining vibrant communities through the provision of suitable facilities and amenities.</p>	

Policy CP6 – Land-use planning and movement	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>There are likely to be minor beneficial effects from the implementation of this option in relation to a number of sustainability objectives. The option facilitates a transport and movement system whereby the need to travel is reduced through integrating development and transport provision, directing development to accessible locations and encouraging mixed-use development. This has the potential to improve health and well-being through making it easier for people to access facilities and amenities by means other than the car, particularly walking and cycling. Improving accessibility can also reduce social exclusion as more people will be able to access facilities and amenities in different ways.</p> <p>Encouraging mixed-use development and an integrated transport system has the potential to contribute towards creating and maintaining vibrant communities through improving accessibility. There is also the potential to improve air quality and reduce noise pollution from transport through integrating transport systems with development and relating new development to the bus and rail networks. Similarly, this will also contribute towards reducing greenhouse gas emissions.</p> <p>There are likely to be significant benefits in relation to reducing road congestion and pollution through directing development to accessible locations and ensuring that future development is well-related to the bus and rail networks as this is likely to facilitate movement by means other than the car, thus reducing traffic and associated pollution.</p>	

Policy CP7 - Improving transport choice	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>There are likely to be minor beneficial effects relating to the implementation of this option. The promotion and provision of an improved walking and cycling environment, along with sustainable means of access to services from rural areas, is likely to offer benefits in terms of improved health and well-being as people will have increased opportunities to access services by such means; this will increase activity levels and promote healthier lifestyle choices. Similarly, providing improved access to services has the potential to reduce social exclusion as more people will have opportunities to access these services, especially those who are traditionally disadvantaged in relation to transport and access such as the elderly, disabled, mobility impaired and young families.</p> <p>The provision of safe walking and cycling routes could contribute towards maintaining safe communities, as well as contributing towards creating vibrant communities as more people utilise such routes and the services they connect.</p> <p>Improving the provision of public transport has the potential to reduce air pollution if people are persuaded to utilise public transport as opposed to the private car. Also, this will contribute to reducing greenhouse gas emissions which are a recognised cause of climate change.</p>	

Policy CP8 – Integrated transport	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>The creation of an integrated transport system has the potential to offer benefits in relation to reducing road congestion and pollution levels as it could encourage people to utilise multiple modes of transport as opposed to the private car. The provision of additional Park and Ride sites would likely reduce road congestion, and associated pollution and greenhouse gas emissions, in Guildford town centre. However, the contribution that this would make to improving air quality and reducing noise pollution is uncertain as the effects would be restricted to Guildford town centre and therefore it is unclear whether there would be any benefits across the rest of the Borough.</p>	

Policy CP9 - Inclusiveness and demographic change	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>There are likely to be significant benefits in relation to reducing social exclusion and creating vibrant communities. New residential development should promote social inclusiveness and both environments and homes should be suitable for all. The option requires that all new residential development will meet the conditions for Lifetime Homes set out in the Code for Sustainable Homes and it encourages the development of balanced communities.</p> <p>There are likely to be minor benefits in relation to enabling people to live in a suitable home as new residential development will be required to meet Lifetime Homes standards, which will allow people to remain in their homes for longer if their health or mobility is impaired. This is also likely to offer minor benefits in terms of improving well-being.</p>	

Policy CP10 - Homes for all	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>The requirement to provide an appropriate mix of size and type of housing to meet demand identified by the SHMA, including affordable housing, will offer significant benefits in relation to enabling people to live in a suitable home. Resisting the loss of specialist types of homes will also contribute towards this. There are also likely to be significant benefits in relation to creating vibrant communities associated with the requirement for mixed and balanced communities and the avoidance of concentrations of a particular type or size of home in locality where this could lead to an imbalanced community.</p> <p>The provision of mixed communities that reflect the needs identified in the SHMA have the potential to offer minor benefits in relation to facilitating improved well-being as people are likely to have improved opportunities to access suitable housing. Similarly, this has the potential to reduce social exclusion through improved access to suitable housing to meet the needs of people in the Borough.</p> <p>The encouragement of suitable re-use of empty or under-utilised property will contribute towards making the best use of existing buildings.</p>	

Policy CP11 - Housing density and character	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>The requirement to make the most efficient use of land to support housing supply will offer significant benefits in relation to making the best use of previously developed land and existing buildings as the option seeks residential densities of no lower than 30dph and requires much higher densities in accessible areas. This will also offer minor benefits in relation to providing sufficient housing the enable people to live in a suitable home as an efficient use of land will mean that more dwellings can be provided. However, care should be taken to ensure that the types of homes provided reflect the needs identified in the SHMA.</p> <p>The requirement to respond to local context and character and to create or reinforce local distinctiveness will offer minor benefits in relation to sustaining vibrant communities as the design and layout of new development will be required to consider the character of the locality to ensure that it 'fits in' with the local area, thus integrating new development with the existing built environment. This will also contribute towards enhancing the historic environment and cultural assets, where appropriate, of a given locality.</p> <p>The effects of this option in relation to improving health and well-being are uncertain as high density development can be detrimental to this if the design and layout are inappropriate. It is recommended that further guidance with regard to suitable design standards for high density development should be developed.</p> <p>The effect on biodiversity is also unclear as higher density development could result in fewer and smaller areas of informal open space within and around developments. It is recommended that further design guidance relating to biodiversity and open space is developed to ensure that opportunities for enhancements for biodiversity are capitalised.</p>	

Policy CP12 – Affordable homes	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	✓
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>The provision of 40% affordable housing will have significant benefits in relation to providing sufficient housing to enable people to live in a suitable home which they can afford. However, it should be noted that the provision of around 170 new affordable dwellings per annum will still result in a huge shortfall of affordable housing provision each year but it is acknowledged that issues relating to viability have to be taken into consideration when determining an appropriate proportion of affordable housing.</p> <p>There are also likely to be minor benefits associated with the implementation of this option in terms of improved health and well-being through the provision of suitable, affordable housing which will contribute to improved well-being of those currently living in unsuitable or unaffordable housing. This will also contribute towards reducing poverty and social exclusion as more people will be provided with the opportunity to access suitable, affordable housing.</p> <p>The integration of affordable housing will contribute towards sustaining vibrant communities through reducing the marginalisation of those on lower incomes. Developments that do not make an efficient use of land in order to avoid the requirements of the policy will not be permitted and this will contribute towards making the best use of land.</p> <p>The requirement for non-residential development to contribute towards the provision of affordable housing has the potential to contribute towards maintaining high levels of economic activity as it ensures that those on lower incomes will be able to live and work in the Borough.</p>	

Policy CP13 – Rural exceptions for local needs affordable housing	
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.	(x)
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)	(x)
13. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the Borough is prepared for its impacts	~
14. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>The implementation of this option is likely to result in both beneficial and adverse effects. The provision of small-scale rural affordable housing development will offer minor benefits in relation to enabling people to live in a suitable home which they can afford and allow people to remain in areas to which they have a connection. The relatively small scale of the likely housing provision means that the benefits will only be apparent to a small minority of people and therefore the benefits are considered to be minor. Similarly, there is the potential to reduce poverty and social exclusion for these reasons.</p> <p>The provision of small-scale rural affordable housing will contribute towards sustaining vibrant rural communities with additional housing providing a means to support local services.</p> <p>The effects in relation to flooding and biodiversity are uncertain as they are very much dependent on site-specific details and it will be necessary to ensure that consideration is given to these issues when determining an application for a rural exception site.</p> <p>There are likely to be minor adverse effects in relation to making the best use of previously developed land as, by their very nature, rural exception sites are primarily greenfield sites in rural locations. There are also likely to be corresponding adverse effects in relation to safeguarding soil and soil quality as there is the potential for areas of productive land to be lost to rural exception development. The effects are considered to be minor as it is unlikely that large areas of land will come forward for such development. It is recommended that the quality of soil is taken into consideration when determining a planning application for such development.</p>	

Policy CP14 - Gypsy and Traveller accommodation	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>The sequential approach to allocating additional pitches for Gypsy and Traveller accommodation is likely to offer minor beneficial effects relating to the facilitation of improved health and well-being and reducing social exclusion as priority will be given to locations with accessibility to existing community facilities and infrastructure, which includes healthcare and education facilities. There are also likely to be benefits in relation to safety and security associated with the potential reduction in unauthorised encampments through the provision of additional pitches.</p> <p>Planning permission will not be granted if a proposed development would compromise the objectives of a nationally recognised designation. Such designations will include those for nature conservation and therefore it is considered that there will be minor benefits in relation to conserving biodiversity.</p> <p>It is unclear what the effects might be in relation to making the best use of previously developed land as the option does not make reference to this issue.</p> <p>The effects relating to flooding are uncertain as this is a site-specific issue which will need to be considered during the process of site allocation in the relevant DPD.</p>	

Policy CP15 - Sites for Travelling Showpeople	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>The sequential approach to allocating additional pitches for Travelling Showpeople accommodation is likely to offer minor beneficial effects relating to the facilitation of improved health and well-being and reducing social exclusion as priority will be given to locations with accessibility to existing community facilities and infrastructure, which includes healthcare and education facilities.</p> <p>The option offers minor benefits in relation to reducing noise and light pollution as it states that there must not be an unacceptable environmental impact on a community's quality of life as a result of unneighbourly activities such as the testing of equipment. This will ensure that noisy equipment, such as generators, or bright lights from rides etc. will not disturb the existing community.</p> <p>Planning permission will not be granted if a proposed development would compromise the objectives of a nationally recognised designation. Such designations will include those for nature conservation and therefore it is considered that there will be minor benefits in relation to conserving biodiversity.</p> <p>It is unclear what the effects might be in relation to making the best use of previously developed land as the option does not make reference to this issue. Similarly, the effect on soil quality and contamination is uncertain as no provision is made to ensure that contamination is minimised. However, such issues are often covered under other environmental legislation and therefore the inclusion of such as issue would be inappropriate.</p> <p>The effects relating to flooding are uncertain as this is a site-specific issue which will need to be considered during the process of site allocation in the relevant DPD.</p>	

Policy CP16 - Comprehensive design	
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 by using sustainably produced and local products.	?
15. To reduce waste generation and achieve the sustainable management of waste	?
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	?
17. To increase energy efficiency and the proportion generated from renewable sources	?
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>The effects of this option are uncertain. The option states that development will make a positive contribution to its environment and will strengthen the character and identity of the area; to achieve this design should be considered at the earliest stage of planning. The option states that considerations include context, function and impact but does not require any aspect of these considerations to be incorporated into the design of development. The option does not make any requirements from development and therefore it is unclear how its implementation will effect the achievement of the sustainability objectives. It is recommended that the option is reworded to clarify what the local authority expects from development.</p>	

Policy CP17 – A healthy population	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>The implementation of this option is likely to offer minor benefits in relation to improved health and well-being. The option encourages development that promotes healthy living and health impact assessments will be encouraged for major development. It is recommended that the option is strengthened to require health impact assessments for major developments and that they must eliminate any negative effects identified (as opposed to eliminating or reducing such effects where possible).</p>	

Policy CP18 - Space to breathe	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>There are likely to be significant benefits from the implementation of this option in relation to enhancing and making accessible the natural environment. The option promotes the provision and maintenance of new good quality accessible green open spaces for informal recreation, wildlife habitats and formal play facilities. It also states that residential and commercial developments over a certain size will be required to provide open space and that strategic development sites will be required to provide open space on site. This will increase the accessibility of areas of open space. Similarly, opportunities will be sought to rectify shortages in particular types of green space across the Borough and the Council will seek to secure the implementation of projects that create a natural network of high quality and accessible multi-functional parks and green spaces.</p> <p>There are likely to be minor benefits in terms of facilitating improved health and well-being as the provision of additional areas of open space can encourage increased activity and healthier lifestyle choices.</p> <p>There is the potential for reductions in social exclusion through the provision of additional open spaces as more people are likely to have access to recreational facilities.</p> <p>Additional areas of open space can act as natural flood attenuation areas and therefore contribute towards reducing the impacts of climate change. They can also reduce the heat island effect in towns and cities.</p> <p>The effects in relation to conserving and enhancing biodiversity are unclear as, although the provision of wildlife habitats is mentioned in the option, no reference is made to how such areas might contribute towards enhancing biodiversity or how such areas might be connected.</p>	

Policy CP19 – Well-being, leisure and culture	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>The implementation of this option is likely to offer minor benefits in relation to improved health and well-being, reducing social exclusion and sustaining vibrant communities through the provision of leisure, sport, recreational and cultural facilities. The benefits are considered to be minor as the option encourages the provision of facilities as opposed to requiring them and strategic sites will need to 'have regard to the inclusion' of facilities. It is recommended that the option is strengthened to require the provision of such and therefore increase the associated benefits.</p>	

Policy CP20 - Sustainable development and construction	
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 by using sustainably produced and local products.	✓
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	✓
17. To increase energy efficiency and the proportion generated from renewable sources	✓
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>There are likely to be beneficial effects as a result of the implementation of this option. Significant benefits are likely in relation to addressing the causes of climate change as the option requires an increased level of energy efficiency measures than is currently the case under Building Regulations. This will reduce the amount of energy required in new residential and commercial development and therefore reduce the associated greenhouse gas emissions. The requirement for a financial contribution where these reductions cannot be achieved will contribute towards making existing development more energy efficient, which again will reduce emissions.</p> <p>There are likely to be minor benefits in terms of improving the affordability of housing as improving energy efficiency will reduce the amount of energy required to run a home and therefore reduce the cost of this. Similarly, this will reduce the social impact of the consumption of resources while reducing the amount of energy required will reduce the environmental impact.</p> <p>The requirement to achieve Code for Sustainable Homes Level 4 will increase energy efficiency, however, as this will primarily relate to new development it is unlikely to have a significant benefit, given the small proportion of development that new-build comprises. In addition to energy efficiency the standards required under Code Level 4 will reduce water consumption and therefore this will offer minor benefits in relation to this objective.</p>	

Policy CP21 – Renewable energy and waste	
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 by using sustainably produced and local products.	✓
15. To reduce waste generation and achieve the sustainable management of waste	?
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	✓✓
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>There are likely to be significant beneficial effects in relation to addressing the causes of climate change and increasing the proportion of energy generated from renewable sources as the option requires a minimum of 20% renewable or low-carbon energy generation in large developments. This will reduce the amount of energy generated from non-renewable resources in new development and therefore reduce greenhouse gas emissions, which are recognised as a cause of climate change.</p> <p>The requirement for renewable or low-carbon energy in new developments will contribute towards reducing the impact of the consumption of resources through reducing greenhouse gas emissions and reducing the costs of running a home or office. However, as new development makes up a relatively small proportion of development in the Borough and transport is also a major contributor in relation to the consumption of resources it is considered that the benefits will not be significant.</p> <p>In terms of reducing waste generation it is considered that the effects of implanting this option are uncertain. Although the option promotes partnership working with other agencies involved in waste management it is unclear how waste reduction might be achieved and what the effects of this might be.</p>	

Policy CP22 - Development and flood risk	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>This option is likely to offer significant benefits in relation to reducing flood risk as it expects development to be directed to areas at lowest risk of flooding and reduce flood risk on site and elsewhere.</p> <p>There are likely to be minor benefits in terms of maintaining safer communities as a result of the requirement to reduce flood risk on site and elsewhere, as flooding can put health and safety at risk.</p>	

Policy CP23 - Surrey Hills Area of Outstanding Natural Beauty	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>This option is likely to offer significant benefits in relation to enhancing natural environments and cultural assets and making them more accessible. The option requires that development proposals near to the AONB will have regard to the character and distinctiveness of the area and protect the setting and views into and out of the AONB. Recreation and enjoyment of the area is promoted where this is consistent with the objectives of the AONB and this could improve accessibility to natural, historical and cultural assets within the Borough.</p>	

Policy CP24 - Biodiversity and woodland	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>There are likely to be minor benefits associated with the implementation of this option in relation to the conservation and enhancement of biodiversity and enhancing the natural environment. The option seeks to conserve and enhance biodiversity through supporting measures that meet the objectives of national and local BAPs and in accordance with legislation. Although this is will support the conservation of habitats and species it is only likely to support those already afforded protection through national and international designations and is unlikely to contribute towards the conservation of locally designated sites or features. It is unclear as to whether such sites or features are covered by this option and it is therefore recommended that this is clarified within the policy wording.</p>	

Policy CP25 – Countryside and the Blackwater Valley Strategic Open Gap	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide commercial development opportunities to meet the needs of the economy	~
Protection of the countryside is likely to offer minor benefits in terms of safeguarding soil resources as development will be restricted to that which facilitates the use of open space for recreation, agriculture or forestry use. Such restrictions are also likely to improve accessibility to the natural environment.	

Policy CP26 - Thames Basin Heaths Special Protection Area (TBHSPA) and Special Areas of Conservation (SAC)	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>Although this option supports the conservation of Natura 2000 sites it does little above that which is required under national and European legislation. It is therefore considered that its implementation is only likely to have limited benefits.</p> <p>The effect on the provision of housing is uncertain as it will be dependent upon the location of individual schemes in relation to Natura 2000 sites and their potential impact.</p>	

Policy CP27 - Landscape Character Assessment	
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 by using sustainably produced and local products.	~
15. To reduce waste generation and achieve the sustainable management of waste	~
16. To maintain and improve the water quality of the region's rivers and groundwater, and to achieve sustainable water resources management.	~
17. To increase energy efficiency and the proportion generated from renewable sources	~
18. To maintain low rates of unemployment and high levels of economic activity	~
19. To provide for appropriate commercial development opportunities to meet the needs of the economy	~
<p>This option is likely to offer minor benefits in relation to enhancing historic environments and cultural assets as it seeks to conserve landscape and townscape character. Development proposals will be required to have regard to identified landscape character areas and utilise appropriate layouts and building styles and materials to ensure that it 'fits in' with such areas.</p>	