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1. Section 1. Summary and Outcomes

Non-technical summary

- 1.1 The Core Strategy outlines the strategic policy direction for the Borough in line with current legislation and Government guidance, and is the first Development Plan Document to be produced as part of Elmbridge's Local Development Framework. The Strategy will run until 2026 and will be used to ensure that development occurs in a way that supports a sustainable pattern of growth in the Borough that benefits all residents, businesses and visitors.
- 1.2 The key principle of sustainable development is to ensure a better quality of life for present and future generations, whilst also securing environmental protection and societal improvements for all. The Council has a statutory duty to undertake a combined process of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). The combined process provides a way to examine the plans and policies within the Elmbridge Borough Council Core Strategy against a framework of sustainability objectives and indicators (social, environmental and economic considerations and impacts). From this, local issues can be identified and addressed and links can be made to better support the Government's key principles for sustainable development.
- 1.3 This report documents the combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) process. The report provides an assessment of what the predicted social, environmental and economic effects of the proposals contained in the Core Strategy Development Plan Document (DPD) will have on the Borough and presents the information that has influenced the decision making process. It provides objective information to consultees so that representations can be made in full awareness of the predicted impacts of different policies.
- 1.4 To improve the Sustainability Appraisal process and ensure that assessments made during the process are valid and reasonable the Council has used neighbouring district councils to peer review each of the appraisals undertaken. This is part of a service level agreement between five Surrey Local Authorities; Elmbridge Borough Council, Epsom and Ewell Borough Council, Mole Valley District Council, Reigate & Banstead Borough Council and Tandridge District Council. This approach has ensured that a consistent approach has been taken, providing an objective input into the assessment and enabling verification of the process.
- 1.5 At the beginning of the process of developing the Core Strategy a detailed analysis of baseline information to identify the main sustainability issues facing the Borough was undertaken. The identification of sustainability issues has enabled the development of 23 Sustainability Objectives that make up the Sustainability Appraisal Framework. The key sustainability issues facing the Borough that arose from this initial assessment were:
 - Accommodating new development
 - Putting the right development in the right places
 - Protecting the Green Belt
 - Affordable housing
 - A changing and ageing population
 - Pressure on schools

- Pressure on other community infrastructure
 - Matching housing supply to housing need
 - Sharing benefits across the borough
 - Harnessing the advantages of good transport links to London and the South East
 - Poor local transport services
 - Perception of Crime
 - Addressing the implications of and addressing our contribution to climate change.
- 1.6 Following the development of an initial evidence base a series of Issues and Options were produced and consulted on in September 2005 which was followed by a consultation on the Preferred Options arising from the Issues and Options in June 2006. Both of these options papers were subject to a Sustainability Appraisal¹.
- 1.7 Having regard to changes in Government advice, the experience of other local authorities and a critical friend review by the Planning Officers Society, the Council decided to revisit the Issues and Options consultation stage in relation to housing provision, affordable housing and climate change in April 2008², which was also subject to a Sustainability Appraisal.
- 1.8 Following these consultations and appraisal the Council's Preferred Approach and Final Options to the Core Strategy was published and consulted on during the summer of 2009. Prior to this publication a Sustainability Appraisal was undertaken to judge the effects of the strategy and ensure that the most sustainable approach was being taken forward, taking account of all reasonable alternatives and any necessary mitigation and recommendations as to how the sustainability of the approaches could be improved.
- 1.9 The results of each successive Sustainability Appraisal have been used to inform the sustainability of the strategy and policies that have been developed in terms of their social, environmental and economic effects. As such all of the consultations held so far, and their relevant sustainability appraisals, have contributed towards the development of the Core Strategy.
- 1.10 The approach identified in the Preferred Approach and Final Options Paper, along with the results of the original Issues and Options Consultation, Preferred Options Consultation, and Revised Issues and Options Consultation have informed the policies in the Core Strategy DPD, which has been developed to ensure that development occurs not only in the most sustainable locations but also in the most sustainable manner. The policies that were evaluated at the Preferred Approach stage have been subject to change as a result of consultation. This report summaries the final appraisal of the significant changes at this stage and assesses whether these changes contribute to or reduce the sustainability of the Core Strategy, and where there are negative impacts to highlight where mitigation is already provided or needed.

¹ Progress Report for the Sustainability Appraisal of the Core Strategy Issues and Options Paper August 2005 and Sustainability Report for the Sustainability Appraisal of the Core Strategy Preferred Options June 2006.

² Progress Report for the Sustainability Appraisal of the Core Strategy Revised Issues and Options paper March 2008

1.11 The results of this final appraisal show that throughout the document a sustainable approach has been taken to the development of the Core Strategy with none of the changes having an additional negative impact on the overall sustainability of the Core Strategy and that mitigation is in place throughout the Core Strategy to address those issues that have a significant impact on aspects of sustainability such as the target to build an additional 5620 new homes and the impact this has on pollution, congestion and pressure on local infrastructure to meet the additional demands. A more detail assessment of the likely effects of the Core Strategy in relation to the sustainability objectives is outlined in table 1 below.

Table 1: Effects of the Core Strategy

SA Objective	Likely effects of the Core Strategy	Linked Policies
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	Aims to meet housing requirement set by the South East Plan. The target set is 5620 additional dwellings by 2026. Based on Strategic Housing Land Availability Assessment this development can be accommodated on previously developed land within the urban area. Policies are included to ensure there is an increased provision of affordable housing. Provision will be made for Travelling Show people, Gypsies and Travellers in accordance with identified needs set out in the South East Plan.	CS1, CS2, CS19, CS20, CS21, CS22
To facilitate the improved health and well-being of the whole population.	The plan aims to increase access to open spaces, health and education facilities, as well as leisure and cultural amenities. In addition to this, the plan seeks to reduce the need to travel by private car, and promotes more energy efficient development, both of which will help reduce pollution in the longer term.	CS2, CS14, CS16
To reduce poverty and social exclusion.	Due to the affluent nature of the Borough, the plan focuses on maintaining a high quality of life in many areas. Where pockets of relative deprivation are identified, policies seek to tackle the causes. Affordable housing policies tackle access to housing in what is generally a very expensive area to buy or rent a house. Accessibility to services is an issue in some parts of the Borough and policies are aimed at both improving transport links and ensuring services are located near the population they serve.	CS14, CS16, CS21, CS22, CS23, CS24
To create and maintain safer and more secure communities.	The plan will seek to provide safe and secure communities through ensuring there is sufficient provision of emergency services and health services to meet the increasing needs of a growing population.	CS1, CS16, CS17, CS26
To minimise the harm from	New development will be directed to lower flood risk areas, while new development in flood zones	CS26

SA Objective	Likely effects of the Core Strategy	Linked Policies
flooding.	will be more flood resistant and resilient, with vulnerable uses directed to “drier” areas with lower flood risk. Natural flood storage will be retained where possible, with water compatible development encouraged in high flood risk areas.	
To improve the accessibility to all services and facilities.	The plan directs development to the most sustainable locations and seeks to improve services and facilities to better respond to the needs of the community, and improve transport connectivity to ensure accessibility improves.	CS1, CS16, CS18, CS25
To make the best use of previously developed land and existing buildings.	Development will be built on previously developed land within the urban area, and the quantum of development located in each area will be proportional to the amount of developable land available and the role of the settlement within which it is located.	CS1, CS2, CS14, CS23, CS24
To reduce land contamination and safeguard soil quality and quantity.	Green areas will be protected and, where possible, enhanced. Development will be directed to previously developed land to ensure these areas improve, and uncontaminated land is not negatively affected.	CS1, CS14, CS14
To ensure air quality continues to improve.	The plan will seek to reduce the need to travel through locating new development in the most sustainable locations. New development will be made more energy efficient, thereby reducing pollution.	CS1, CS17, CS25, CS27
To reduce noise pollution.	A higher level of development in the urban area may increase the amount of noise pollution in that particular area. This will be proportionately less than locating new development in other, less developed areas which will minimise the increase in noise pollution in other areas. The effects of noise pollution will be mitigated through the Sustainable Design SPD.	CS1, CS17
To reduce light pollution.	A higher level of development in the urban area may increase the amount of light pollution in that particular area. This will be proportionately less than locating new development in other, less developed areas which will minimise the increase in light pollution in other areas. The effects of light pollution will be mitigated through a strong design policy.	CS1, CS17
To maintain and improve the water quality of	New development will need to be designed to ensure that it is water efficient, and controls run off to improve groundwater quality. Environmental	CS26, CS27

SA Objective	Likely effects of the Core Strategy	Linked Policies
the rivers and groundwater.	improvements will improve both green and blue infrastructure.	
To conserve and enhance biodiversity within the plan area.	<p>Elmbridge has several important sites of biodiversity value and the plan will support their protection and improvement. Specific plans have been put in place to protect the Thames Basin Heaths Special Protection Area. Environmental improvements will be sought, including improving controlled access to these areas.</p> <p>The plan also makes a commitment to maintaining, enhancing and improving the Borough's green infrastructure which will be set out in more detail in the Green Infrastructure SPD.</p>	CS14, CS15
To protect and enhance the natural, archaeological and historic environments and cultural assets.	Policies ensure a high level of design and integration of new development into the surrounding environment. The approach prioritises the protection and enhancement of all locally distinctive assets.	CS14, CS15, CS17
To reduce road congestion and the need for travel.	The provision of development on previously developed land in sustainable locations will ensure that access to public transport links is available to the greatest number of people. The promotion of mixed use development, improved public transport, and the location of new development close to existing service centres will enable people to use sustainable modes of transport.	CS1, CS25
To reduce greenhouse gases.	New development will be more energy efficient thereby reducing the overall quantity of greenhouse gases emitted. Increased sustainable transport options other than the private car will also mitigate the impacts from an increasing population.	CS17, CS25, CS27
To ensure that the Borough is prepared for the impacts of climate change.	The effects of climate change have been taken into account, wherever possible, by locating development and infrastructure in more sustainable locations, and by designing new development to use energy more efficiently, and to be more resistant and resilient to flooding. Policies on Green Infrastructure will also support this objective by providing water catchment areas and carbon sinks.	CS14, CS26, CS27

SA Objective	Likely effects of the Core Strategy	Linked Policies
Provide for employment opportunities.	The approach taken ensures that there is scope to provide for a range of employment opportunities available to local people. Specific attention has been given to promoting a diverse range of employment opportunities in town centres, tourism and strategic employment locations.	CS18, CS23, CS24
Make land available to meet the needs of the economy.	The approach taken ensures that the amount of land made available for employment uses is proportionate to the demand for those uses taking account of the findings of the Employment Land Review and Retail Study. Flexibility is included in the event of an upturn in the local economy, and provision for the intensification of town centre locations is made.	CS18, CS24, CS27
Support economic growth which is inclusive, innovative and sustainable.	Provision for development which relies on good access to the strategic highway network will be accommodated away from town centres. Labour intensive employment development will be located near to service centres and public transport nodes to create sustainable transport patterns.	CS18, CS23, CS24
To achieve sustainable production and use of resources.	The approach seeks to ensure that travel to work and to local services is minimised through providing a balanced mix of development. High quality land that offers community and environmental benefits will be protected.	CS1, CS24, CS27
To increase energy efficiency of new and existing development.	New development will be located, designed and constructed to improve energy efficiency. Existing development will be made more energy efficient by reducing the number of private car trips to and from new developments when compared to existing travel patterns.	CS1, CS17, CS27
To increase the production and use of renewable energy.	To achieve higher levels of the Code for Sustainable Homes development will require the use of both on and off site renewable energy sources.	CS27

Statement on the differences the process has made to date

1.12 The Sustainability Appraisal has been undertaken as an iterative and systematic process during the development of the Core Strategy DPD. Options and Approaches have been appraised and then if necessary rejected or revised in the light of the appraisal outcomes. Other documents that have also been considered at the same stages have been the Strategic Flood Risk Assessment and the Habitats Regulation Assessment/ Appropriate Assessment. This has ensured that the key issues within the Borough have been identified and appropriate strategies to deal with these issues have been included. The

development of the Core Strategy has considered the research carried out for the Sustainability Appraisal as well as the results of the public consultation on:

- Issues and Options Paper (September 2005);
- Preferred Options Paper (June 2006);
- Revised Issues and Options Paper (April 2008); and
- Preferred and Approach and Final Options Paper (June 2009)

How to comment on the Sustainability Appraisal Report

1.13 The Proposed Submission Core Strategy and its Sustainability Appraisal Report will be published on January 11th 2010 and representations can be made until February 22nd 2010. Representations can be made in writing, online via the Council's website, or by email.

In writing:

Town Planning Division
Elmbridge Borough Council
Civic Centre
High Street
Esher
Surrey
KT10 9SD

By email: LDF team on tplan@elmbridge.gov.uk

Online: www.elmbridge.gov.uk - under the Local Development Framework section.

When you comment please include:

Full name

Full postal address

E-mail address

Where possible include the section title, section number and paragraph number of the SA Report to which your comments / concerns relate.

Section 2: Appraisal Methodology

- 2.1 The appraisal process and methodology adopted in this SA is based on the approach described in the Government guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (November 2005). The methodology used has also been carried out to meet the requirements of the SEA Directive as set out in the Environmental Assessment of Plans and Programmes 2004.
- 2.2 The process outlined in the Government Guidance, and that has been followed by the Council, is set out in Table 2 below:

Table 2: Stages in the Sustainability Appraisal Process

Core Strategy Stage 1: Pre-production – Evidence Gathering
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <p>A1: Identifying other relevant policies, plans and programmes, and sustainability objectives A2: Collecting baseline information A3: Identifying sustainability issues and problems A4: Developing the SA framework A5: Consulting on the scope of the SA</p>
Core Strategy Stage 2: Production
<p>Stage B: Developing and refining options and assessing effects</p> <p>B1: Testing the Core Strategy objectives against the SA framework B2: Developing the Core Strategy options B3: Predicting the effects of the Core Strategy B4: Evaluating the effects of the Core Strategy B5: Considering ways of mitigating adverse effects and maximising beneficial effects B6: Proposing measures to monitor the significant effects of implementing the Core Strategy</p>
<p>Stage C: Preparing the SA Report</p> <p>C1: Preparing the SA Report</p>
<p>Stage D: Consulting on the Core Strategy Preferred Options/ Revised Issues and Options/ Preferred Approach and Final Options and the relevant SA Report</p> <p>D1: Public participation on the Core Strategy Preferred Options/ Revised Issues and Options/ Preferred Approach and Final Options and the relevant SA Report D2(i): Appraising significant changes</p>
Core Strategy Stage 3: Examination

D2(ii): Appraising significant changes resulting from representations
Core Strategy Stage 4: Adoption and Monitoring
D3: Making decisions and providing information
Stage E: - Monitoring the significant effects of implementing the Core Strategy
E1: Finalising aims and methods for monitoring
E2: Responding to adverse effects

2.3 At the earlier stages of Issues and Options and Revised Issues and Options a broader, comparative approach to appraisal was adopted, whereby several potential options to address a specific Issue were appraised. For the Preferred Options document, a single option was appraised. For the Preferred Approach and Final Options document, the latter method was also used, with occasional multiple options being appraised where they exist in the document. Finally, following the consultation on the Preferred Approach and Final Options any significant changes were appraised to ensure that there were no additional negative issues arising from these changes.

When the SA was carried out and by whom?

2.4 The process of undertaking the SA started at the outset of the preparation of the Core Strategy. Much of the early scoping work (Stages A1 to A4) was progressed jointly by Surrey County Council and the East Surrey LDF Group (Elmbridge Borough Council, Epsom and Ewell Borough Council, Mole Valley District Council, Reigate & Banstead Borough Council and Tandridge District Council) along with the Statutory SEA consultees³. The tasks at Stage B were carried out in an iterative fashion, enabling constant updating and improvement.

2.5 The appraisal of the Core Strategy Issues and Options in 2005; Preferred Options in 2006; Revised Issues and Options in 2008; and Preferred Approach and Final Options in 2009 were all initially carried out by Elmbridge Council Planning Policy team. In order to carry out an independent and objective sustainability appraisal this work was reviewed through a ‘peer review system’ that was set up through a Service Level Agreement between five Surrey Local Authorities; Elmbridge Borough Council, Epsom and Ewell Borough Council, Mole Valley District Council, Reigate & Banstead Borough Council and Tandridge District Council. This approach has ensured that a consistent approach has been taken, providing an objective input into the assessment and enabling verification of the process.

Who was consulted, when and how

Compliance with the SEA Directive:
 The Environmental Report should provide information on:
 “Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the

³ The Countryside Agency (now Natural England, English Heritage, English Nature (now Natural England) and the Environment Agency.

adoption of the plan or programme". (Article 6.1 and 6.2) and "Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report". (Article 5.4)

- 2.6 Elmbridge Borough Council has consulted with the statutory bodies, and a number of other relevant bodies throughout the Core Strategy Sustainability Appraisal process.
- 2.7 The Final Scoping Report was produced in July 2005 and consulted on for five weeks from 28th May - 24th June 2005. In accordance with Government guidance the four statutory environmental consultees (English Nature (now Natural England), The Countryside Agency (now merged with Natural England), English Heritage and the Environment Agency) were sent a copy of the report.
- 2.8 Other key organisations were contacted to let them know the document was available in hard copy or online. A copy was also added to the Council's website for consultation with the wider community.
- 2.9 Previous Sustainability Appraisal/SEA Reports were subject to six weeks consultations which included:
- Issues and Options Paper (19th September – 28th October 2005);
 - Preferred Options Paper (26th June – 7th August 2006);
 - Revised Issues Options Paper (14th April – 23rd May 2008); and
 - Preferred Approach and Final Options (June 26th to 7th August)
- 2.10 Copies of the previous reports at the above stages were sent to the statutory consultees as well as the Government Office for the South East, South East of England Partnership Board (formerly SEERA), Surrey County Council and other key stakeholders and it was made available on the Council's website. A summary of the consultation responses made at each stage and the changes that resulted are outlined in Appendix A

Difficulties encountered in compiling information or carrying out the assessment

- 2.11 The Sustainability Appraisal has been undertaken on an iterative basis alongside the different stages of the Core Strategy process (Issues and Options, Preferred Options, Revised Issues and Options and Preferred Approach and Final Options). However, the process of preparing the Core Strategy has involved a change in approach in 2007 following a critical friend analysis of the Council's approach to developing the Core Strategy. This meant that there have been some difficulties in showing how policies have developed through the various stages of the Sustainability Appraisal process. The issues raised from each of the Sustainability Appraisals were taken into account when preparing the Preferred Approach and Final Options and section 5 of this report shows where the options SA influenced the Preferred Approach and Final Options. Changes in the options and policies have been made throughout the SA process and this report, through appropriate referencing, attempts to show where work undertaken in previous Sustainability Appraisals has been addressed.
- 2.12 Details of the Relevant Plans, Programmes and Sustainability Objectives have also been updated to reflect changes in legislation (See Appendix A). In addition both the Sustainability Appraisal objectives and Plan objectives have

changed throughout the process and this has influenced the approach taken. The baseline data has been updated to reflect this (See Appendix B).

- 2.13 Given the change in approach throughout the preparation of the Core Strategy, it is considered that the proposed submission Core Strategy has been effectively appraised and provides an appropriate response to delivering development across the borough in the most sustainable manner.

Section 3: Background

Purpose of the Sustainability Appraisal

3.1 The Earth Summit at Rio de Janeiro in 1992 brought the term Sustainable Development to a global audience for the first time. The most common and widely accepted definition is that which has been adopted by the World Commission on Environment and Development in 1987. The definition states that sustainable development is:

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

3.2 In 2005 the UK government issued its new strategy for sustainable development⁴ that re-iterated these four aims and outlined five principles that are to be adhered to in promoting sustainable development. They are:

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

3.2 Sustainable development aims to balance environmental, social and economic considerations. There is an international commitment to achieving sustainable development, which has subsequently been incorporated into laws, guidance and advice. The UK government has identified the land-use planning process and particularly the Local Development Framework (LDF) process as a vital instrument for implementing its strategy for sustainable development.

3.3 As a result of legislation in the form of the Town and Country Planning (Local Development) (England) Regulations 2004, which implement the content set out in the Planning and Compulsory Purchase Act 2004 there is a requirement for Local Authorities to undertake an SA for some LDF documents including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPD).

3.4 A Sustainability Appraisal is designed to promote sustainable development aims and principles through better integration of sustainability considerations into the preparation and adoption of plans. A Sustainability Appraisal is an iterative process that identifies and reports on the likely significant effects of the plan, and the extent to which implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined. Where problems are identified, measures to counteract them can be put into place. The process of undertaking a Sustainability Appraisal will therefore help to ensure that plans are soundly based and properly reflect sustainable development principles.

3.5 The Core Strategy DPD provides the opportunity to outline all of the significant issues facing the Borough, and outline the tools available to the Council to address these issues. During the development of each policy all the options

⁴ Securing the Future - UK Government sustainable development strategy. Published March 2005

that were proposed have been subject to a Sustainability Appraisal to ensure that it is critically assessed against the sustainability objectives established for the Borough. From this it was possible to raise awareness of the social, environmental and economic impacts that may occur through the implementation of the option, approach or policy being appraised. It is also possible to identify where potential conflicts or problems could occur and offer suggestions for appropriate mitigation for any negative impacts. However, it is important to note that the Sustainability Appraisal does not decide policy direction but operates as a tool to inform the decision makers at the Council and stakeholders of potential impacts and offers solutions for mitigation measures that are required.

SEA Compliance:

Article 4: Environmental Assessment shall be carried out during the preparation of the plan

Article 5: An environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated.

Article 6: Consultees and the public will be given an early and effective opportunity to comment on the draft Plan and Environmental Assessment.

The National Policy Context

- 3.7 Planning Policy Statement 12 'Local Spatial Planning' (2008) sets out the requirement for Core Strategies to go through a process of sustainability appraisal and states that:

"The 'Sustainability Appraisal' required by S19(5) of the Planning and Compulsory Purchase Act 2004 should be an appraisal of the economic, social and environmental sustainability of the plan."

and that

"The Sustainability Appraisal should perform a key role in providing a sound evidence base for the plan and form an integrated part of the plan preparation process. Sustainability Assessment should inform the evaluation of alternatives. Sustainability Assessment should provide a powerful means of proving to decision makers, and the public, that the plan is the most appropriate given reasonable alternatives".

- 3.8 The ODPM issued draft guidance on Sustainability Appraisals in September 2004 and an Interim Advice Note of frequently asked questions in March 2005. The ODPM issued the final guidance document: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents in November 2005. This guidance outlines the format in which the Sustainability Appraisal should be carried out and offers guidance on compliance with the SEA Directive.

The Core Strategy

- 3.9 The Core Strategy will provide the strategic direction with regard to the future spatial development of the borough. It takes an overview of the Borough and

concentrates on the big issues that will effect the area up until 2026. It will look at how to ensure that development happens in a sustainable way and provides a vision for the Borough and a series of objectives that the Council will seek to deliver. These objectives were derived from an examination of other local and regional objectives and research into local issues, which were then refined through consultation. Outlined below are the spatial objectives of the Core Strategy.

- To retain the high quality of life experienced by most borough residents and share the benefits across all sections of the community, within an overall context of stabilising and ultimately reducing the Borough's ecological footprint.
- To protect the unique character of the Borough, and to enhance the high quality of the built, historic and natural environment.
- To deliver high quality buildings and neighbourhoods that enhance character, improve people's sense of safety and security and promote healthier lifestyles
- To reduce people's reliance on driving, by directing new development to sustainable locations, promoting attractive and convenient alternatives to using the private car and, in so doing, reducing congestion and pollution caused by traffic.
- To promote sustainable lifestyles, and limit the use of natural resources, reducing the need to travel and maximising the use of renewable energy.
- To continue to protect the Green Belt, in order to prevent the coalescence of the Borough's towns and villages and retain the distinctiveness of our local communities.
- To take part in a co-ordinated approach to the management of the Borough's waterways in a way that protects and enhances their distinct role and character and their biodiversity value, and that minimises their potential to flood.
- To enhance the distinctiveness and diversity of the landscapes within the Green Belt, and to promote improvements to our network of strategic and local open land and green corridors, balancing the desire to increase access to the open countryside with the need to protect and enhance biodiversity interests.
- To provide sufficient housing to meet the requirements of the South East Plan for 5,620 additional units in the most sustainable locations in the urban area.
- To address inequalities, promote better integration and increase opportunities for people who live in the less affluent areas of the borough.
- To supply homes and land that address local housing needs in terms of mix, size, design and tenure.
- To adopt a viable approach to contribute to increasing the supply of affordable housing as a key priority.
- To meet the needs of an increasingly ageing population through a variety of measures, including lifetime homes, specialist accommodation and care and support services that respond to their needs.
- To provide for the identified pitch requirements of gypsies and travellers in sustainable locations supported by good quality facilities

- To maintain a thriving economy by providing an adequate supply of land and buildings, in the right places, to support a diverse range of business and commercial activity.
- To continue to support the Borough's variety of tourist attractions whilst protecting the amenities of those who live close by and provide an adequate supply of visitor accommodation in appropriate and sustainable locations.
- To support and develop the distinctive roles of our town and village centres, in order that they provide a strong focus for commercial and community development
- To respond to the social and physical infrastructure needs arising from new development in a way that delivers sustainable growth.

Testing the Core Strategy Objectives against Sustainability Objectives

- 3.10 It is integral that the Core Strategy DPD objectives conform to sustainable development principles and therefore need to be tested against the SA objectives to identify any potential conflicts. Potential conflicts identified may result in the need to alter the context of an objective to make it more orientated towards the achievement of sustainable development.
- 3.11 The Core Strategy objectives were tested against the agreed sustainability objectives during the Sustainability Appraisal of the Issues and Options. The results from that compatibility matrix highlighted some potential conflicts between the Core Strategy objectives and the SA objectives. The main conflicts arise between objectives relating to development and those related to protecting and enhancing the environment.
- 3.12 However, for the Preferred Approach and Final Options consultation the objectives set out in the Core Strategy have been developed further and it was therefore felt to be appropriate to retest the latest objectives of the Core Strategy against the sustainability objectives to assess where there were potential conflicts, whether these were mitigated through other objectives and ensure that policies mitigated against any potential conflicts.
- 3.13 The results of this compatibility testing can be found in Appendix C and show that, as for earlier objectives, the key conflicts arise in relation to objectives supporting development and those seeking to protect the Green Belt or reduce pollution and green house gases. However, there are also conflicts between social objectives to deliver new housing whilst also supplying sufficient land for employment uses. This is largely due to the limited amount of development land available meaning that developing land for one use will have an impact on the ability to provide sufficient land for another use.
- 3.14 The need to deliver development will mean that conflict between objectives is inevitable. However, through this process it is possible to examine how policies need to be developed to address some of the negative sustainability impacts of certain objectives. For example, the inclusion of policies on sustainable design to offset against the increase in CO₂ that would result from the building of new housing.

Compliance with the SEA Directive / Regulations

- 3.15 In conjunction with UK Government guidance on Sustainability Appraisal all documents produced for the LDF that have implications on the environment are required to comply with the European Union SEA Directive 2001/42/EC on ‘the assessment of the effects of certain plans and programmes on the environment’. (Strategic Environmental Assessment Directive (SEA)). Plans that are likely to have a significant effect on the environment are subject to an environmental assessment.
- 3.16 The requirements of the SEA Directive have been incorporated into the wider process of SA, which extends SEA to include the consideration of social and economic issues as well as environmental concerns.
- 3.17 Taking into account the provisions of the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) (regulation 9(1)) Elmbridge Borough Council determined that given the scope of the Core Strategy DPD an SEA was required and that, as stated above these have been fulfilled during the Sustainability Appraisal. The statutory consultation bodies that were consulted included: The Environment Agency; The Countryside Agency (now Natural England); Natural England; and English Heritage.
- 3.18 The SEA Directive and associated UK regulations state that the SEA should cover topics including:
- Biodiversity
 - Population
 - Human Health
 - Flora and Fauna
 - Soil
 - Water
 - Air
 - Climatic factors
 - Material assets
 - Cultural heritage, including archaeological and architectural heritage
 - Landscape and
 - Interrelationship between these factors.
- 3.19 Table 3 shows where the requirements of the SEA Directive have been met in this report.

Table 3: Schedule of SEA Requirements

Requirements of the SEA Directive	Where covered in the report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, as described and evaluated. The information to be given is (Art. 5 and Annex I):	SA report is the environmental report

a) An outline of the contents, main objectives of the plan or programme, and relationship with other plans and programmes	Section 1, Section 2 and Appendix B
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Sections 3 and 4
c) The environmental characteristics of areas likely to be significantly effected	Section 4
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 4, Appendix B
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 4
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects)	Sections 1 and 4
g) The measures envisaged to prevent, reduce and, as fully as, possible offset any significant adverse effects on the environment of implementing the plan or programme	Sections 5 and 6
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Sections 2, 5 and 6
i) A description of measures envisaged concerning monitoring in accordance with Article 10	Section 7
j) A non-technical summary of the information provided under the above headings	Section 1

<p>Consultation: Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environment report (Art 5.4). Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2). Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).</p>	Section 2
<p>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8).</p>	Sections 5 and 6

3.19 The UK Government guidance has incorporated the requirements of the SEA Directive into the Sustainability Appraisal process, but where the requirements of the SEA Directive are specifically met the text will be highlighted as follows throughout the report:

SEA Compliance
 ‘... Option 5 has a negative impact on biodiversity due to...

**Elmbridge Core Strategy - Summary of Habitats Regulation Assessment/
 Appropriate Assessment**

3.20 The European ‘Habitats Directive’ (92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna) provides legal protection for habitats and species of European importance.

3.21 This is done through the establishment and conservation of a network of sites known as ‘Natura 2000’ sites (European sites). These comprise Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

3.22 The Habitats Directive (associated UK regulations) requires ‘appropriate assessment’ of plans and projects likely to have a significant effect on a European site. The Habitats Regulations Assessment (HRA) process consists of three stages

1. **Screening** – Determining whether a plan in itself or ‘in combination’ is likely to have a significant effect on a European site. If “yes” then proceed to Stage 2.
2. **Appropriate Assessment (AA)** – Determining whether, in view of the site’s conservation objectives, the plan, in itself or ‘in combination’, would have an adverse effect (or risk of this) on a European site;
3. **Mitigation & Alternatives** - Assessment of mitigation and alternative solutions – where the plan is assessed as having an adverse effect (or risk of this) on the integrity of the site, there should be an examination of

the alternatives. If it is not possible to identify mitigation or alternatives, it will be necessary to establish the 'imperative reasons of overriding public interest' (IROPI). This is not considered a standard part of the process and will only be carried out in exceptional circumstances.

- 3.23 A Core Strategy of an LDF is a plan or project that needs to go through the above Habitat's Regulations Assessment (HRA) process.
- 3.24 The HRA comprises two stages - Stage 1: Screening and Stage 2: AA (includes Stage 3: Mitigation and Alternatives). This has been developed through ongoing consultation particularly with Natural England.
- 3.25 The screening process aims to identify designated European sites that might be adversely affected by the Elmbridge Core Strategy in itself or 'in combination' with other plans and projects, then where possible to 'screen out' sites and/or effects where it is considered that such effects are unlikely.
- 3.26 As a result of this screening assessment the following sites and/or effects were 'screened out':
- Mole Gap to Reigate Escarpment SAC
 - Windsor Forest and Great Park SAC
 - Richmond Park SAC
 - Wimbledon Common SAC
 - South West London Water Bodies SPA and Ramsar
 - Thursley, Ash, Pirbright and Chobham SAC
 - Thames Basin Heath SPA – air quality, water levels
- 3.27 It was concluded that there is a risk that the Elmbridge Core Strategy could have adverse effects in relation to recreational disturbance and urbanisation on the Thames Basin Heath SPA. These are therefore issues that were taken forward and addressed at a Stage 2: AA. This sets out the mechanisms through which the Council proposes to avoid or mitigate adverse effects on the SPA mainly through the inclusion of a policy within the Elmbridge Core Strategy specifically on Thames Basin Heaths SPA. The policy refers to South East Plan Policy NRM6: Thames Basin Heaths SPA and the Council's Interim Mitigation Strategy (adopted April 2007) (or any subsequent SPD), which set out specific details of avoidance and mitigation measures. These comprise on-site avoidance measures to manage access on the SPA itself and off-site measures to avoid or mitigate adverse effects.
- 3.28 It is considered that this combination of measures will ensure that development proposed through the Elmbridge Core Strategy will avoid or mitigate the likely significant effects associated with recreational pressure and urbanisation on the Thames Basin Heaths SPA.

Section 4. Sustainability Objectives, Baseline and Context

Links to other strategies and plans

- 4.1 This section outlines the links to other policies plans and programmes and sustainability objectives and how these have been taken into account.

Compliance with the SEA Directive:

The environmental report should provide information on:

“The relationship [of the plan or programme] with other relevant plans and programmes”. (Annex 1 (a)) “The environmental protection objectives established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation (Annex 1 (e)).

- 4.2 In order to establish a clear and concise scope for the SA the relevant policies, plans and programmes (PPPs) that may influence the content of the Core Strategy have been identified. This process enables potential relationships to be identified that will allow potential synergies to be exploited and any inconsistencies and constraints to be addressed. It also identifies additional objectives and indicators, which will assist in analysing and comparing economic, environmental and social impacts throughout the SA. There are different levels of policies and plans that may affect the Core Strategy and for the purpose of this report have been categorised into International, National, Regional, County and Local.
- 4.3 The full list of international, national, regional, county and local level plans and programmes that influence the development of the policies contained within the Core Strategy is outlined in Appendix A.

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

Compliance with the SEA Directive:

The Environmental Report should provide information on:

“Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme”; “the environmental characteristics of areas likely to be significantly affected” and “any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EC and 92/43/EC (Annex 1 (b), (c), (d)).

- 4.4 So that the effects of policies in the Core Strategy DPD can be suitably predicted and monitored a clear understanding of the current baseline position is needed. Relevant data needs to be collected to underpin the Core Strategy DPD and to identify sustainability issues, potential problems and provide a basis for future monitoring.
- 4.5 Appendix B provides quantifiable social, economic and environmental baseline data that has been used to help identify sustainability issues affecting the Borough. The table shows that for a number of the indicators data has not been provided, this is due to either data not yet being collected or it is not yet

available at a local level. The baseline table will continue to be updated over time to fill these gaps.

4.6 The Council has undertaken a number of other studies in order to compliment this baseline data. Elmbridge Borough Council have commissioned a number of key reports, which include:

- North Surrey Gypsies and Travellers Accommodation Assessment (2006)
- Strategic Flood Risk Assessment (2007)
- Employment Land Review (2008)
- Strategic Housing Market Assessment (2008)
- Strategic Housing Land Availability Assessment (2008, reviewed 2009)
- Green Space, Sport and Recreation Study (2006)
- Transport Evaluation (2009)
- Viability Study (2009)
- Strategic Review of Older People's Housing

4.7 The findings of the completed reports have been included within this baseline review. Alongside these documents other sources have also been used to develop a better understanding of the issues in the Borough, such as:

- Quality of life in Elmbridge- A Progress Report for the Community Strategy (Spring 2005)
- 2001 Census - A Profile of Elmbridge (Nov 2004)
- Environmental Audit (July 2005)

4.8 Numerous sustainability issues have been identified in the following ways:

- Previous SA/SEA work undertaken
- Review of plans, policies and programmes
- Review of baseline data
- Initial discussions with key stakeholders
- Advice and participation with other departments within the Council.

Compliance with the SEA Directive

The Environmental Report should provide information on:

“Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex 1 (c)).

Objectives of the Sustainability Appraisal

4.9 The key sustainability objectives are set out below. These were derived from the South East Regional Assembly's Integrated Regional Framework and adapted to ensure they addressed the key sustainability issues identified in Elmbridge. Each appraisal has then assessed the impact of options and approaches against these criteria. During the scoping stage of the Sustainability Appraisal process these objectives were assessed for their compatibility against each other (see appendix D). This showed that whilst the majority were compatible there were some objectives that conflicted with each other in particular the provision of new housing and environmental objectives such as reducing green house gases and other forms of pollution. There was also conflict between housing provision and the supply of employment land due to the limited amount of land available for development. However, the identification of these potential conflicts allowed the Council to consider at an

early stage how policies could mitigate against these conflicts. A list of the chosen objectives is provided 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 whole population
3. To reduce poverty and social exclusion
4. To create and maintain safer and more secure communities
5. To minimise the harm from flooding
6. To improve the accessibility to all services and facilities
7. To make the best use of previously developed land and existing buildings
8. To reduce land contamination and safeguard soil quality and quantity
9. To ensure air quality continues to improve
10. To reduce noise pollution
11. To reduce light pollution
12. To maintain and improve the water quality of the rivers and groundwater
13. To conserve and enhance biodiversity within the plan area
14. To protect and enhance the natural, archaeological, historic environments and cultural assets
15. To reduce road congestion and the need to travel
16. To reduce greenhouse gases
17. To ensure that the Borough is prepared for the impacts of climate change
18. Provide for employment opportunities
19. Make land available to meet the needs of the economy
20. To support economic growth which is inclusive, innovative and sustainable
21. To achieve sustainable production and use of resources
22. To increase energy efficiency of new and existing development
23. To increase the production and use of renewable energy

4.10 The key sustainability issues for the Core Strategy DPD are set out in table 6 below. These have been developed and adapted from the issues identified in the SA Scoping Report for the Core Strategy.

Table 6: Key Sustainability Issues for the Core Strategy DPD

Population	
Characterisation:	<p>In 2001 the Census population total for Elmbridge was 121,936, which is an increase of 7.2% since 1991. Estimates by ONS in 2007 suggest the population had risen to 131,000. 22.8% of the population in Elmbridge is under 18 compared with 22.4% in the South East. It is projected that the population will become increasingly more elderly. Currently Elmbridge has 16.4% over 65 years old, which is the same as the South East figure.</p> <p>The number of one-person households is 14,681 compared with 937,468 in the South East. The number of households with dependent children is 15,575 against 959,293 in the South East. The number of pensioners is 12,558 compared with 807,459 in the South East.</p>
Key Sustainability Issues:	<p>There will be issues arising affecting the needs of an aging population and a change in household characteristics. This will have implications on housing, employment and service</p>

	provision.
Sustainability Objectives:	1, 2, 3, 4, 14, 15, 18, 21
Health	
Characterisation:	The population in Elmbridge are in relatively good health with 76.2% rating their health as 'good' against the Surrey average of 74.49% (2001 Census). Life expectancy is also higher than the South East figures Males 80.40 years against 78.50 years / Females 83.6 years against 82.40 years.
Key Sustainability Issues:	The population are in relatively good health, although there is a trend towards a more elderly population. Provision to address this is needed.
Sustainability Objectives:	1, 2, 3, 4, 9, 10, 11, 12, 17
Amenity	
Characterisation:	<p>Elmbridge covers 9,634 hectares. Approximately 60% of the Borough is Green Belt with 540 hectares of Commons. There are several SSSI's and the Thames Basin Heath Special Protection Area.</p> <p>The main towns and villages are Claygate, Cobham, East Molesey, Esher, Hersham, Hinchley Wood, Long Ditton, Oxshott, Stoke D'Abernon, Thames Ditton, Walton on Thames, West Molesey, Weston Green and Weybridge.</p> <p>Walton on Thames is the largest of the town centres with the recent addition of 16,500m² (gross) retail floorspace from the 'Heart' development.</p>
Key Sustainability Issues:	Access to open space, amenities, services and town centres should continue to be improved.
Sustainability Objectives:	2, 3, 6, 18, 20
Noise	
Characterisation:	The A3 and M25 run through the south of the Borough and large traffic volumes cause noise issues for the local population. Noise levels from aircraft are not a big issue in Elmbridge.
Key Sustainability Issues:	Noise from traffic is the main issue and this needs to be addressed.
Sustainability Objectives:	11, 15
Housing Provision and Cost	
Characterisation:	<p>The South East Plan requires 5620 houses to be built between 2006 and 2026 with an average of 281 a year.</p> <p>Historically a large number of these new houses have come from relatively small sites. The Strategic Housing Land Availability Assessment is concentrating on sites over 0.2 hectares or those that can accommodate six or more houses.</p> <p>The average house price in Elmbridge is just over £500,000</p>

	<p>(2008), which is higher than the Surrey average. The ratio of lower quartile housing price to lower quartile earnings is 11.57 compared with 10.80 in Surrey (2007).</p> <p>The Strategic Housing Market Assessment in 2008 identified the need for a greater housing type, mix and density. There is a lack of affordable housing in the Borough.</p>
Key Sustainability Issues:	Elmbridge Borough Council has to ensure that targets for new houses are met and that a wider variety of type and mix is provided.
Sustainability Objectives:	1, 2, 3
Social Inclusion, Equal Opportunities and Access to services	
Characterisation:	<p>The 2001 Census shows that 94% of the population is white with 7,317 persons from other ethnic groups.</p> <p>The 2007 Indices of multiple deprivation rank Elmbridge as 343 out of 354 districts in England (1st being most deprived). There are pockets of deprivation in the Borough in Walton North The areas that are considered to be the most deprived, based on the Indices of Multiple Deprivation⁵, in the borough are Walton North, Walton Ambleside, Molesey South, Cobham Fairmile, Lower Green, Esher.</p> <p>16.8% of people aged 16-74 have no qualifications compared with 24% for the South East. The proportion of the working age population claiming key benefits is 6% (2006) compared with 10% in the South East.</p> <p>The recent North Surrey Gypsy and Traveller Accommodation Assessment 2006 has estimated that Elmbridge will require 11 Gypsy and Traveller pitches to meet future need in the Borough.</p>
Key Sustainability Issues:	Elmbridge is an affluent Borough with generally a good quality of life. There are however some pockets of deprivation and the needs of specific minorities and hard to reach groups that need to be addressed.
Sustainability Objectives:	3, 4, 6, 15, 20
Access to Public Transport	
Characterisation:	<p>In Elmbridge the majority of people (63%) travel to work by car, with 18% by train and 14% working from home. This is compared to 64.5% by car, 10.6% by train and 10.7% working from home in the Surrey. The high car use leads to traffic congestion in some areas.</p> <p>There are good rail links to London and road access to the South East. The bus service is regular in some areas, but others have limited access with a poor service at weekends and in the evenings.</p>

⁵ An explanation of how National Indicators will be used by central government to performance manage local government can be found on the Audit Commission website <http://www.audit-commission.gov.uk>

Key Sustainability Issues:	There should be an increased provision of public transport and a reduction in car use should be encouraged through car sharing and cycling.
Sustainability Objectives:	3, 6, 15, 20
Crime and Fear of Crime	
Characterisation:	Levels of crime are relatively low in Elmbridge, however fear of crime is disproportionately high compared with the actual level of crime.
Key Sustainability Issues:	Crime levels should continue to be reduced along with perceived levels of crime.
Sustainability Objectives:	2, 4
Community Facilities	
Characterisation:	The population of Elmbridge is 131,000 (2007). There are: 3 community hospitals (none with A&E services); 29 state primary schools and 4 state secondary schools. Sports and leisure facilities are located at the Xcel centre Walton on Thames, Hurst Pool Molesey, Sandown Park Esher and Mercedes Benz World Brooklands. There are also seven libraries, seven centres for retired people and many church and village halls.
Key Sustainability Issues:	Current access to community facilities should be maintained and further improved.
Sustainability Objectives:	2, 6
Biodiversity, Flora and Fauna	
Characterisation:	<p>There are 3 Sites of Special Scientific Interest (SSSI) status in Elmbridge, which collectively cover 216.24 ha. Two sites are in a 100% favourable condition, whilst Ockham and Wisley Commons (62.88 hectares) are unfavourable (recovering) 97.55% / unfavourable (declining) 2.45% (Natural England 2008).</p> <p>There are 14 sites of Nature Conservation Importance (SNCI) and 5 Local Nature Reserves (LNR) covering 247 ha. Also, there are 218.53 ha of ancient woodland.</p> <p>The Thames Basin Heath Special Protection Area (TBHSPA) is an internationally important habitat for three rare species of ground nesting birds - the Dartford Warbler, Nightjar and Woodlark - and covers areas of heathland across 11 local authority areas. The area also contains parts of the South West London Waterbodies SPA – namely the Knight and Bessborough Reservoirs. However, there are also sites identified as relevant despite not meeting the higher level standard set for such sites. Sites in Elmbridge include Molesey Gravel Pit. Details of all the component SPA sites and relevant supporting sites within and adjoining Elmbridge are listed in appendix A.</p>
Key Sustainability Issues:	The Council should continue to protect and improve the level and biodiversity of habitats and species.

Sustainability Objectives:	8, 12, 13, 14
Soil and Land Contamination	
Characterisation:	The Council has a contaminated land strategy and there are currently no declared areas of contaminated land in Elmbridge.
Key Sustainability Issues:	The condition of land and soil will continue to be improved and monitored.
Sustainability Objectives:	8, 12, 13, 14
Air Quality	
Characterisation:	Air quality is an issue within the Borough with 7 Air Quality Management Areas set up to monitor and plan for an improvement in air quality.
Key Sustainability Issues:	Air quality will continue to be monitored, and the reduction of emissions will be encouraged.
Sustainability Objectives:	2, 9, 16
Climate Factors	
Characterisation:	It is predicted globally that temperatures will increase and there will be greater incidents of flooding and subsidence. Elmbridge has one of the largest residential carbon footprints in the Country with each resident producing 2.92 tonnes of CO ₂ annually. This is the twelfth highest per capital residential emissions in England.
Key Sustainability Issues:	Climate change is a global issue and the Council will work locally to reduce the Borough's impact on climate change.
Sustainability Objectives:	5, 13, 16, 17, 22, 23
Cultural Heritage	
Characterisation:	There is a wealth of cultural heritage in Elmbridge. There are 7 conservation areas, 775 listed buildings and 6 ancient monuments. There are also 56 sites and areas of high archaeological potential.
Key Sustainability Issues:	Conservation areas, archaeological sites and listings all constrain development. A balance needs to be maintained between preserving cultural heritage and allowing sustainable development.
Sustainability Objectives:	14
Countryside	
Characterisation:	There is a high level of natural green space (1,202.69 ha) in the Borough due to the large areas of commons with almost 60% of the Borough being Green Belt.
Key Sustainability Issues:	The open character of the Green Belt should be protected where possible by directing development to previously developed land within the urban area.
Sustainability Objectives:	6, 14
Traffic and Commuting	

Characterisation:	59% of residents use a car to travel to work, compared with the Surrey figure of 64.5%. From the Census 2001 results, only 12% of households do not own a car. A large proportion of residents work outside of the Borough.
Key Sustainability Issues:	The large number of cars in the Borough cause pollution and congestion. This needs to be tackled and the amount of car use needs to be reduced through improving alternative means of transport other than private car and reducing the need to travel through the co-location of development and services in sustainable locations.
Sustainability Objectives:	6, 15
Economic Development	
Characterisation:	<p>Elmbridge is an economically prosperous Borough with more businesses than any other Borough in Surrey – approximately 6100 (2004). Of these 110 have 100 or more employees, 1465 have 5-9 employees and 4525 have 4 or under employees.</p> <p>2.6% of the working age population in Elmbridge is unemployed compared with 3% in Surrey (NOMIS 2007/2008)</p> <p>There is not one main centre, as it is made up of a number of towns and villages.</p> <p>In 2008 the Halifax Survey said Elmbridge have the highest quality of life in the UK.</p>
Key Sustainability Issues:	Local economic and commercial development needs to be at a level that can be sustained. It can also affect traffic flows; the pool of skills available in the Borough and housing, so all related issues need to be considered.
Sustainability Objectives:	3, 19, 20
Waste	
Characterisation:	Waste is coordinated and monitored by Surrey County Council who are the waste disposal authority. Elmbridge is the waste collection authority and currently 700 tonnes of waste is produced each week.
Key Sustainability Issues:	The County Council waste framework should include sustainability factors appropriate to the Borough.
Sustainability Objectives:	2, 6, 21
Minerals	
Characterisation:	Surrey County Council is the minerals planning authority.
Key Sustainability Issues:	Elmbridge should work in partnership with Surrey County Council to ensure all local factors are taken into consideration.
Sustainability Objectives:	21
Previously Developed Land	
Characterisation:	There is a target of 60% of new housing to be built on previously developed land in the South East Plan. In 2008 Elmbridge

	<p>attained 95.6%.</p> <p>No large-scale development has been permitted on greenfield sites in recent years.</p>
Key Sustainability Issues:	Housing is the main form of development and there is a need to identify previously developed sites that are developable, deliverable and sustainable.
Sustainability Objectives:	7
Sustainable Development and Construction	
Characterisation:	Currently data on new and retrofit homes meeting the different levels of the Code for Sustainable Homes or commercial buildings meeting the BREEAM 'very good' standard are not available. However, the current level of residential CO2 emissions is one of the highest in England at 2.92 tonnes per capital per annum suggesting that development in the past has not taken on board sustainability as a significant issue.
Key Sustainability Issues:	There is a need to develop a local system of monitoring the sustainability of new development and work needs to be undertaken to improve the sustainability of the existing housing stock. Construction needs to ensure that new buildings are located and built in a way that reduces its impact and that materials are sourced locally and the principally of reduce, reuse and recycle are adhered to.
Sustainability Objectives:	7, 22
Water Quality and Quantity	
Characterisation:	The biological river quality of rivers in Elmbridge is good at 100%, whilst the chemical quality is slightly lower at 84.78% (Environment Agency 2005). Water supply in Elmbridge is covered by 3 companies with approximately 59% of the supply coming from groundwater sources. Household water consumption is 168 litres per day (Audit Commission 2004).
Key Sustainability Issues:	Biological quality of the rivers needs to be maintained and improvements to the chemical quality should also be sought. There is a need to reduce the level of consumption of water. There is also a need to support water companies to reduce the level of waste through the updating of existing infrastructure. There are also issues regarding runoff into rivers and ensuring that construction does not contribute to increased pollution.
Sustainability Objectives:	2, 12, 13
Flooding	
Characterisation:	The Borough's northern boundary is adjacent to the River Thames and in addition to this there are a number of other smaller rivers that all contribute to the Borough's flood risk which is primarily focused on those areas adjacent to the Thames and along the River Mole that runs through the centre of the Borough. There are currently 12,500 homes at risk of flooding in Elmbridge (zones 2 and 3). Flood plains restrict development

	and the Environment Agency is consulted on any application for development in the flood plain. In 2007 a Strategic Flood Risk Assessment was produced to collate sites of potential flooding and put forward flood mitigation solutions.
Key Sustainability Issues:	Flooding is a significant issue in parts of the Borough and the problem could increase, as there is increased pressure from development. The location of development is therefore and key issue for the borough to ensure that new development is not placed in areas with significant risk from flooding. The use of Sustainable urban drainage systems (SuDS) can reduce the effects of surface water runoff into existing drainage and river systems. Loss of green space and woodlands could also contribute to increased flooding due to additional runoff.
Sustainability Objectives:	
Energy Consumption and Efficiency	
Characterisation:	There is a need to address the impacts of climate change by encouraging increased energy efficiency, innovative design and sustainable construction. Information on new developments meeting Code for Sustainable Homes or BREEAM standards needs to be made available at a local level and be capable of being monitored.
Key Sustainability Issues:	There should be a reduction in energy consumption and an increase in energy efficiency encouraged, particularly for new developments, due to impacts on climate change. Generation of renewable energy will also be promoted.
Sustainability Objectives:	22

Limitations of the information, assumptions made etc.

4.11 The scale of the data needed for the baseline and its availability have affected the comprehensiveness of the information collected. In some cases either local data for Elmbridge Borough Council or that at a Surrey County level has not been available. In some cases past, or predicted trend details, were not readily available. It is hoped that this initial data collected can be built on over time as partnerships with key organisations are formed and strengthened and new data capture methods are developed. Elmbridge Borough Council will continue to work with both internal departments and external organisation to develop the indicators and data collected.

The Sustainability Appraisal framework

4.12 The plans, policies and programmes, baseline data and the key sustainability issues have been used to develop the sustainability objectives. An initial set of sustainability objectives were developed for the Scoping Report and used in the appraisal of the spatial objectives and the Issues and Options. However, following an initial round of Sustainability Appraisals and public consultation the objectives have been enhanced and modified to increase the effectiveness of the SA framework. In addition to the changes made to the objectives, the associated indicators have also been updated and improved to reflect

Government guidance. A copy of the objectives, the relevant indicators and decision making questions that make up the SA Framework are attached in Appendix E.

4.13 The Sustainability Appraisal framework provides the basis for the appraisal of the content of the Core Strategy DPD. This helps to assess the contribution it will make towards the sustainability objectives, and sustainable development in general, provides a convenient way to compare and analyse possible effects.

4.14 The SA Framework operates by assessing the effect of a policy against each of the 23 SA Objectives. When it is determined what effect the option would have on achieving the SA objective a 'score' is allocated for the:

- Short Term Effects (up to 5 years upon implementation)
- Medium Term Effects (From 5 to 10 years)
- Long Term Effects (10 years plus)

4.15 The scoring system involves assessing whether the implementation of the option would have a positive, neutral, unknown or negative impact on the sustainability objective. The full scoring system is provided in table 7 below.

Table 7: SA Scoring System

Symbol	Effect against the SA objective
++	Major Positive Effect
+	Positive Effect
o	Neutral Effect
?	Unknown Effect
XX	Major Negative Effect
X	Negative Effect

Section 5: Plan Issues and Options

Introduction

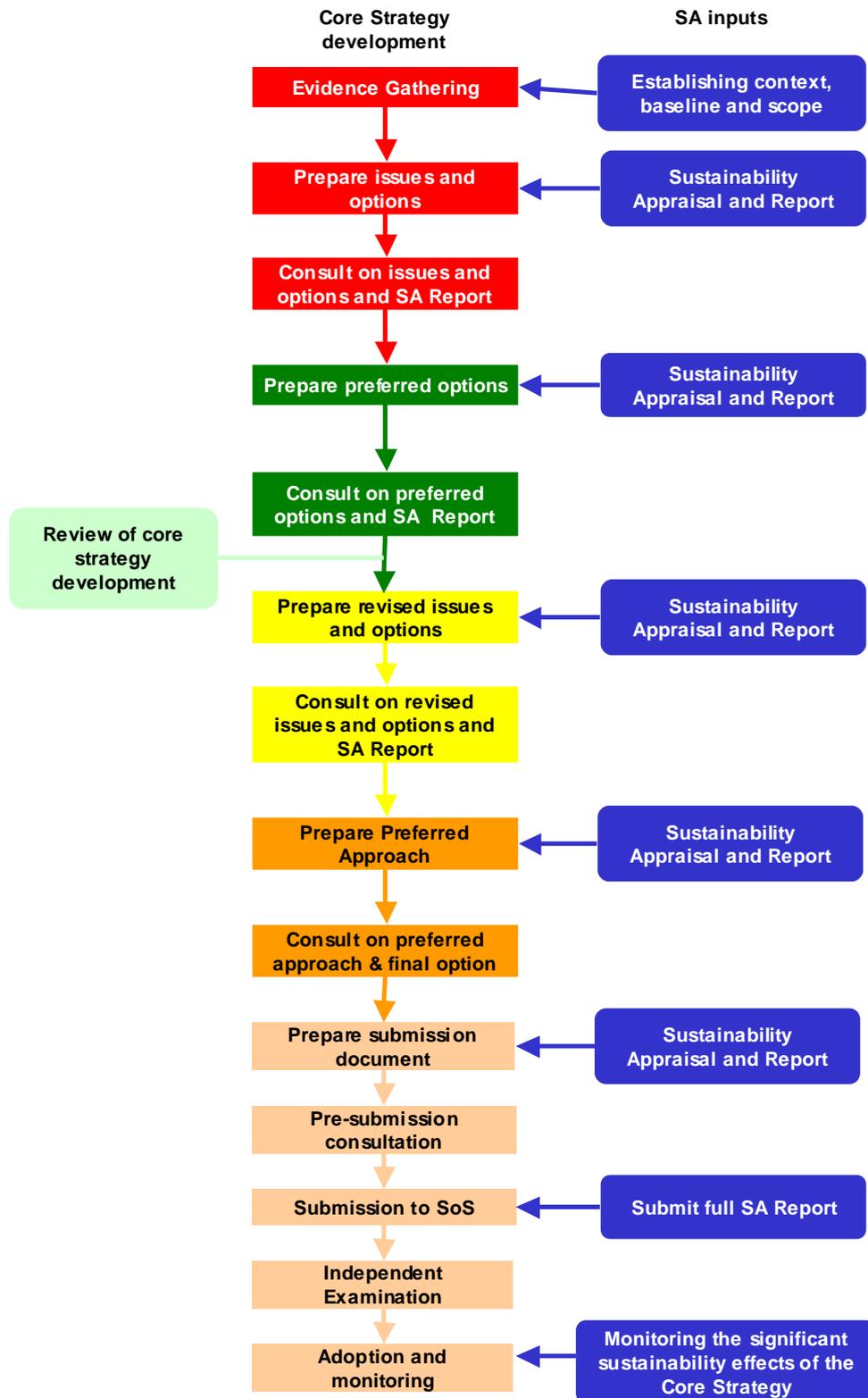
- 5.1 This section provides a summary of the analysis already undertaken in previous Sustainability Appraisals. These appraisals have provided input throughout the process and have had a significant impact on the policies outlined in the Core Strategy. This section will outline the process through which sustainability issues have influenced the development of the Core Strategy and provide links to the information that is already available. A summary is provided below of the findings at each stage of the appraisal and the necessary mitigation arising in the development of the Core Strategy, as well as a flow chart indicating where the Sustainability Appraisal has inputted into the development of the Core Strategy.

Preparing the Core Strategy and impact of the Sustainability Appraisal

- 5.2 In preparing the Core Strategy the Council has undertaken a number of stages to develop the final policies outlined in the proposed submission Core Strategy. In addition to the Issues and Options consultation paper and the preferred options consultation paper the Council have also published revised issues and options consultation paper before preparing the preferred approach and final options. At each stage in the development of the Core Strategy an appraisal of the sustainability of the various options and approaches has been undertaken and the conclusions from each SA has informed the subsequent stage taking account of the most sustainable alternatives that have been highlighted.
- 5.3 To summarise the results of the Sustainability Appraisal and the impact it has had on the core strategy in the most effective manner the results of the options stages - which includes Issues and Option, Preferred Options and Revised Issues and Options - have been summarised together. This is in order to better show the links between the options stages and the Preferred Approach and Final Options. The reason for this approach stems from a critical friend assessment of the Borough's approach to the Core Strategy undertaken by the Planning Officers Society in 2007. This assessment was undertaken following the Preferred Options consultation and suggested that the council need to reconsider its approach if it were to ensure that the Core Strategy was a spatial strategy and be considered sound by the Planning Inspector. Following the critical friend assessment the Council undertook a further consultation on revised issues and options on housing, affordable housing and climate change to supplement earlier work.
- 5.4 Therefore, there were a significant number of options consulted on from three phases of consultation which were all used as a basis for developing the Preferred Approach and Final Options document alongside an updated and improved evidence base. By summarising the results of each of the options reports together provides a better indication of what was been taken forward into the Preferred Approach and Final Options paper and ultimately the proposed submission Core Strategy.
- 5.5 The results of the appraisal on the effects of the Core Strategy Preferred Approaches and Final Options are then summarised. The Preferred Approaches were assessed on the potential effects that they will have on the sustainability objectives.

- 5.6 Finally the changes to the Core Strategy that have been made following the consultation on the Preferred Approach and Final Options have been appraised to assess the effects that the changes will have on sustainability. The effects are summarised in table 10.

Diagram 1: The Core Strategy and Sustainability inputs



SEA Compliance:

Article 5.1: An environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated.

The environmental report should also provide information on: "The measure envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme." (Annex 1 (g))

5.6 The first document that was produced for consultation as part of the development of the Core Strategy was the Issues and Option paper which was published in August 2005. This paper identified the objectives of the core strategy and outlined a series of options to achieve them. These objectives and options were identified through the initial process of evidence gathering. The information that informed this process included:

- National, regional and local planning policy and guidance;
- Other strategies and plans such as the Elmbridge Community Strategy and Surrey Community Strategy;
- Baseline information from a variety of primary and secondary data sources (e.g. Census)
- Background studies on housing needs and employment;
- Public consultation; and
- Discussions with stakeholders, other departments in the Council and planning officers.

5.7 The options emerging from the evidence were grouped into one of five major subject areas: housing; economy; transport and infrastructure; community; and the environment. Each of the options under these headings went through the Sustainability Appraisal process and potential mitigation strategies were highlighted. The sustainability issues that arose from this process highlighted that the pressures of an increasing population and demand for housing would have significant impact on sustainability that would need to be off set by the collocation of development and services on previously developed land in sustainable areas, improvements in the use of renewable energy, improved energy efficiency in homes and reducing the use of motor vehicles. Full details of the Sustainability Appraisal are available on the Council website at: www.elmbridge.gov.uk/planning/policy

5.8 Analysis of the responses to the Issues and Options consultation highlighted which options would be taken forward as the Council's Preferred Options. These options were published in June 2006. The Sustainability Appraisal found that each of the Preferred Options was in line with the concepts of sustainability. However, a number of mitigation measures were identified that addressed some of the negative effects that were identified as part of the appraisal. A copy of the full report is available at: www.elmbridge.gov.uk/planning/policy

5.9 Following the publication of the Preferred Options the Council commissioned the Planning Officers Society to undertake a critical friend assessment of the Council's approach to the Core Strategy. This assessment highlighted the need for a much more spatial approach to be taken by the Council if the core strategy

were to be found sound at inspection. This led to two key additional elements being added to the development of the Core Strategy – the Revised Issues and Options consultation and the development of a Preferred Approach and Final Options document.

- 5.10 The Revised Issues and Options were published in March 2008 and covered: Climate Change; Housing; and Affordable Housing. As with the other reports a series of mitigation measures were outlined that have informed the development of the Core Strategy. A full copy of the Sustainability Appraisal undertaken on these options is available at the Council's website: **www.elmbridge.gov.uk/planning/policy**
- 5.11 The Preferred Approach and Final Options paper was then developed from the Issues and Options and Revised Issues and Options and the consultations undertaken with regard to these papers. The Preferred Options were also considered but these were very general and overarching and the change in approach to the Core Strategy undertaken by the Council meant that the issues and options were the primary source of direction for the Preferred Approach and Final Options. Therefore table 8 below provides a summary of both issues and options appraisals and the impact they had on the development of the policies set out in the Core Strategy - Preferred Approach and Final Options. This is intended to provide a clearer picture of how the Sustainability Appraisal process has influenced the development of policies following the significant changes made to the approach resulting from the Planning Officers Society critical friend assessment.
- 5.12 The summary of options in table 8 highlights what options were considered to be the most sustainable and provides a reference to the stage, section, option. For example H1, O2, I&O means Housing issue 1, Option 2 at the Issues and Options stage. As mentioned earlier this has been done to be able to show the links across the various stages that have gone through a Sustainability Appraisal and reflect how the results of each appraisal have influenced the policies consulted on in the Preferred Approach and Final Options.

Table 8: Summary of Options Appraisals and links to the Preferred Approach and Final Options

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
<p>Housing location</p>	<p>The options considered most sustainable were:</p> <ul style="list-style-type: none"> • Delivering housing through the conversion and sub division of larger properties but resisting the conversion to smaller properties. (H1, O2, I&O) (H3, H & I, RI&O) • Encouraging reuse of vacant properties (H1, O2, I&O). • Build in sustainable locations but at higher densities of 50dph (H1, O4, I&O) • Build housing on surplus employment land (H1, O6, I&O) • Build in sustainable locations within the built up areas (H4B, RI&O) <p>The level of housing being proposed in the Regional Spatial Strategy was not considered to be sustainable, an issue that was also raised by many residents. However, as this was a requirement the sustainability of how the authority's target could be delivered was considered to be the primary issue.</p> <p>At issues and options the use of land for housing was considered with regard to urban open space, employment land and the Green Belt. The SA at this stage indicated that the most sustainable options were to build housing within existing urban areas on previously developed land due to the significant negative impacts of those options that proposed building housing on sites within the Green Belts or open space. The most popular housing options included the conversion/sub-</p>	<p>CPA6: Housing supply and location CPA7: Housing distribution – Final Option CPA29: Sustainable construction, renewable energy and energy conservation</p> <p>The SA informed the approach which policies CPA6 and CPA7 took forward in relation to future housing delivery based on previously developed land and the use of existing building stock. CPA6 detailed the importance of achieving this by promoting the development of specific sites for housing through the Development Management and Site Allocation DPD. On unallocated sites, this policy requires that all developments should maximise the use of previously developed land and make a positive contribution to the local area through identified criteria.</p> <p>The direct issue of land supply constraints for housing was addressed through CPA7, with the SHLAA guiding the geographical distribution of projected housing across the Borough up to 2026. Consultation responses also supported the policy of all development occurring on PDL in sustainable locations and the need to protect Green Belt and Open Spaces in the urban area.</p> <p>The mitigation proposed was taken on board through policy CPA29 by achieving energy efficiency in future housing construction.</p> <p>Consultation responses at each stage of consultation also supported the most sustainable options. The most supported</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	<p>division of larger properties and the re-use of vacant properties as they have a positive effect on the reduction of resources and mean that large plots of land do not need to be found to meet housing requirements. Using surplus employment land for housing development could be sustainable depending on the site being redeveloped. Though there were concerns about the potential impact on the long term economic sustainability should there be a significant reduction in employment land. Mixed use development however were considered to be more appropriate providing housing/ and or retail whilst maintaining employment potential.</p>	<p>options were those that ensured the provision of housing in sustainable locations within urban areas and on previously developed land. In particular responses stated that new housing should not be allowed on the Green Belt.</p>
Affordable Housing	<p>The options considered most sustainable were:</p> <ul style="list-style-type: none"> • Work in partnership with RSLs to ensure that affordable housing and or commuted payments secure permanent provision of affordable housing. (H2a, O8, I&O) • Affordable housing to be delivered on Previously Developed Land. (H2b, O2, I&O) • Lower current thresholds for affordable housing (AH1, B, RI&O) • Set borough wide targets for affordable housing (AH7, A, RI&O) • Supply is based on an analysis of need. (AH7, F, RI&O) • Adopt a sliding scale of percentages based on development. (AH2, F, RI&O) • Mix of tenures to be based on identified needs, using relevant sources of information. (AH4, L, RI&O) (AH7, A, RI&O) 	<p>CPA3: Settlement strategy CPA20: Housing mix CPA21: Affordable housing CPA27: Travel and accessibility</p> <p>Given the deficit in relation to affordable housing within the borough, there is a strong need to seek the maximum proportion of housing viable by lowering thresholds and increasing percentages (delivered under the Housing Delivery Preferred Option) to address identified needs. In line with the identified requirement to determine Elmbridge's need for affordable housing, future housing provision detailed in policy CPA21 will reflect the housing types and sizes identified in the most up to date SHMA or SPD. CPA20 on housing mix states that affordable housing should be provided within development sites in order to achieve satisfactory integration. However, it is acknowledged that on-site provision of affordable homes on sites of 4 or less dwellings can be problematic. Therefore,</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	<p>All of the options explored at issues and options provided some affordable housing and therefore had a positive effect on social inclusion. Making suitable vacant Council land available for redevelopment, was viable but restricted in the long term due to the finite amount of Council land available. Therefore, the most sustainable approach was considered to be one that involved close partnership working with RSLs to provide affordable housing on Previously Developed Land (PDL). The most unsustainable options were those that proposed to develop on open space and Green Belt, the protection of which was also supported during consultation where Green Belt and open space were considered to be of primary importance to residents. Whilst building on employment land was considered to have many environmental and social benefits the economic disadvantages were considered to be too strong for it to be considered sustainable unless surplus to requirements. Though it was thought that this could be mitigated through mixed use development.</p> <p>At revised issues and options looked at a range of more detailed options for providing the most sustainable options included policies to lower thresholds to ensure more provision without impacting on overall housing provision. Other options on seeking financial contributions for developments below the threshold also had a positive impact on delivery and the social benefits of affordable housing. The maintenance of existing thresholds were considered to be the least sustainable</p>	<p>equivalent off-site contributions will be sought on these sites. Mitigation was considered across CPA3 and CPA27.</p> <p>Consultation responses supported an approach that encouraged a partnership approach to delivering new housing and against the provision of new affordable housing on the Green Belt largely supporting, what was considered to be the most sustainable approach. Some support was also highlighted for lowering thresholds and increasing the percentage requirement for commuted payments from other types of development which was also supported by the Sustainability Appraisal. However, most responses to consultation supported maintaining existing thresholds and percentages. However, this was rejected in the Sustainability Appraisal as it would not deliver the necessary positive impacts resulting from the delivery of affordable housing.</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	<p>options as they would not deliver the necessary levels of affordable housing.</p> <p>In relation to the percentage of affordable housing to be sought through development a sliding scale was considered to be the most sustainable option. Other options were considered sustainable but did not have the major effects of the sliding scale. However, adopting a lower percentage and adopting different percentages for different parts of the borough were considered to be the most unsustainable option in particular with regard to social objectives.</p> <p>The most sustainable option with regard to housing mix supported a mix based on need. Other options were also positive but without the major benefits. This option was also considered to be the most sustainable option for dictating the size and type of housing.</p>	
<p>Housing - Gypsies, Travellers and Travelling Show People</p>	<p>The options considered most sustainable were:</p> <ul style="list-style-type: none"> • On surplus employment land (H3, O3, I&O) (H10, C, RI&O) • On Previously Developed Land (H10, A, RI&O) • Sites should be provided in the built up area (H11, A, RI&O) <p>A gypsy and/or traveller site is likely to be a low-density site that needs to be provided it with essential infrastructure. Therefore those options to develop any sites in Green Belt, open space and or SOUL land for any form of development including a site for Gypsies</p>	<p>CPA 23: Gypsies, Travellers and Travelling Showpeople.</p> <p>Studies showed that 11 Gypsy and Traveller pitches would be needed to meet future need during the lifetime of the plan. Support was shown during consultation for an extension to be provided to existing sites, that sites be within the existing urban area and for surplus employment sites to be used where available. CPA23 outlines a sequential approach to delivery that will look at delivering additional pitches on previously developed land prior to other sites being considered. The policy also looks to support sustainability by including a criteria policy requiring that any site is located within a reasonable</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	<p>and travellers were not considered to be sustainable. This means that the Option most favourable is one that utilises PDL, near good transport infrastructure and near necessary services.</p>	<p>walking distance of public transport and/ or local services. Options that would remove land from the Green Belt or lead to the loss of urban open space were not considered due to the negative sustainability impacts and the lack of support for these policies during consultation. Those options that examined location and size of pitches will be considered in more detail within the proposed Development Management and Site Allocations DPD.</p>
<p>Economy – availability of land and mix of uses</p>	<p>The options considered most sustainable were:</p> <ul style="list-style-type: none"> • Continue the existing policy of a sequential approach involving restraint over the loss of strategic employment land. (ECON1b, O1, I&O) • Allow mixed use development of Strategic employment land. (ECON1a, O1, I&O) <p>Mixed use of employment land was considered to be one of the most sustainable approaches for employment land and surplus employment land. However, with regard to the actual mix of uses no option was considered more sustainable than any other. Encouraging the development of mixed-use developments would help to maintain the local economy. Options relating to releasing employment land for an alternative use were considered to be unsustainable because of the major negative impact in the long term for the local economy. With regard to location of employment development the options that supported keeping existing levels of strategic employment land and allowing more mixed use development were considered to be the most sustainable.</p>	<p>CPA3: Settlement strategy CPA4: Economic, social and community infrastructure CPA24: Employment land provision</p> <p>There is a potential negative effect on the provision of housing in the short term by protecting employment land. However, retaining employment land to meet prospective future employment opportunities has many positive social effects for the Borough. The Sustainability Appraisal identified potential trade-offs in this regard, informing the ‘combined’ approach taken to policy direction in CPA3, CPA4 and CPA24. There are clear positive economic impacts associated with these strategies, namely the provision of job opportunities through an adequate supply of land and sustainable locations, which promote sustainable economic growth. CPA3 aims to bring housing, employment and services closer together to reduce the need to travel by car. CPA4 emphasises partnership working to provide the adequate mix of economic, social and community infrastructure and the establishment of various programmes to aid the delivery of different requirements across the Borough. CPA24 encourages greater diversity of land use, but this should not occur to the detriment of retail provision in town centres. The promotion of ‘smart’</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	<p>Using surplus employment land for housing was not considered to be as sustainable an option as mixed use developments largely because of the long term economic impact.</p> <p>At revised issues and options, there was some support for allowing employment uses on previously developed non-residential sites with good access to public transport. The most sustainable option should strike a balance in terms of achieving a suitable mix of sustainably located buildings and land for employment uses.</p>	<p>development and the clustering of similar businesses will contribute to growth in the most sustainable manner.</p> <p>Consultation responses also indicated that employment land should be protected and that employment uses on previously developed land not previously in residential use, with good access to transport networks, should be permitted. Also support was given to mixed developments on surplus employment land. These reflected what were considered to be the most sustainable options.</p>
<p>Economy – roles of towns and villages</p>	<p>The options considered most sustainable were:</p> <ul style="list-style-type: none"> • Make changes to the village and town boundaries to increase opportunities. (ECON3, O2, I&O) • Continue to protect existing shopping parades (I3, O3, I&O) • Allow office development to take place on PDL. (ECON4, O10, I&O) • Encourage mixed use developments in town and village centres. (ECON4, O16, I&O) <p>Encouraging mixed use developments in town and village centres which has many major positive effects such as making the best use of available land and providing both housing, leisure and retail services in accessible locations.</p> <p>The promotion of the existing functional hierarchy of</p>	<p>CPA3: Settlement strategy CPA5: Town Centre Hierarchy CPA19: Town Centre uses CPA24: Employment land provision CPA26: Design and Character Each area policy outlined in CPA7 - 16</p> <p>At present, the retail demand to expand the boundaries of town centres in Elmbridge does not exist and the policy approach taken forward through CPA3, CPA5, CPA19 and CPA24 instead focuses on achieving a balance of uses within existing boundaries (other than a small extension with Walton town centre). CPA3 states that development will be distributed in accordance with the Council's Preferred Approaches to each area in policies CPA7 – CPA16. The SA at issues and options identified the need to address prospective future change in towns and villages. Taking this into account, CPA5 outlines that future development will continue to be concentrated in the</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	<p>town and village centres within their existing boundaries was explored. While this will have a minor positive impact on maintaining the status quo, it does not address issues of evolving future need in town and village centres. The potential negative impacts of changing village and town centre boundaries relate to the expansion of a night time economy, which has implications for noise and light pollution. If these were mitigated accordingly it was felt that this would be the most sustainable option. At revised issues, there was considerable support for residential development in the most sustainable locations, including in town centres at increased densities which was considered the most sustainable option.</p>	<p>Borough's town and village centres, providing a range of services in a well designed environment, which is accessible to all. This will occur within a clear hierarchy of town centres and district centres. CPA19 will encourage higher density mixed-use development in town and district centres, where they are compatible with the local environment and function of the centre. CPA24 directly addresses possible future change through the encouragement of a greater diversity of uses in town centres. Policy will prevent the loss of local convenience shops, which will help define character and lessen the impact of social exclusion and need to travel. Required mitigation concerning noise and light pollution in new developments has been addressed in CPA26. All new developments in towns and villages will be sensitive with respect to the established character of the area.</p> <p>Consultation responses at options stages also supported those options that were considered to be the most sustainable ones for town and village uses. Protection of local services was seen as paramount and there was support for more mixed use developments.</p>
Environment – Green Belt	<p>The options considered most sustainable were:</p> <ul style="list-style-type: none"> • Make no changes to the boundary safeguarding the Green Belt from inappropriate development. (ENV1, O3, I&O) <p>A variety of options relating to the future use of Green Belt and open spaces in the Borough and protecting and enhancing biodiversity were presented at options stages. There was strong support for maintaining and</p>	<p>CPA1: Green Infrastructure CPA30: Green Infrastructure Assets</p> <p>The Borough's Green Belt will continue to be a key determinant in shaping settlements and development patterns in the future. As a finite resource, the Sustainability Appraisal informed the policy approach taken to adequately preserve it through CPA1 and CPA30. CPA1 outlines the Council's intentions to protect the Green Belt and resist inappropriate development. New</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	<p>protecting Green Belt boundaries, enhancing recreational and leisure facilities and for continuing the protection of designated sites and areas. The viability of relaxing the boundaries to meet the regional housing allocation was explored but the negative impacts on the environment were deemed the most unsustainable.</p>	<p>development will be directed towards previously developed land within existing built up areas. In accordance with the most sustainable options at issues and options, the Borough's green infrastructure network, including the Green Belt, will be protected and enhanced through partnership. CPA30 outlines the need to maintain a robust Green Belt, to improve opportunities for formal and informal outdoor recreation, which do not conflict with PPG2, and to improve quality and accessibility to such sites, where wildlife interests are not compromised. The mitigation proposed will be addressed through continual partnership working to ensure the best use of Green Belt.</p> <p>Support in the consultation responses was to maintain the Green Belt but also to encourage more recreational and leisure opportunities within the Borough's green areas.</p>
<p>Environment – historic and natural environment</p>	<p>The options considered most sustainable were:</p> <ul style="list-style-type: none"> • Resist development that would harm the value of special features in the built or natural environment. (ENV3, O1, I&O) • Encourage the retention and reuse of good quality buildings. (ENV3, O5, I&O) • Encourage the replacement of poor quality buildings with those of quality design. (ENV3, O5, I&O) • Adopting and implementing design standards for all new development (ENV4, O1, I&O) <p>At issues and options, a number of alternatives were examined with respect to the preservation of the historic</p>	<p>CPA1: Green Infrastructure CPA2: Design Quality and Local Distinctiveness CPA25: Tourism and Hotels CPA26: Design and character</p> <p>It is important to preserve the Borough's cultural, natural and historic assets as far as possible and approaches are taken forward from the SA through policies CPA1, CPA2, CPA25 and CPA26. The importance of the natural environment in Elmbridge is reflected in the importance of the green infrastructure network in the Spatial Strategy CPA1. A key component of CPA2 is ensuring that new development should respect environmental and historic assets, taking account of their setting, intrinsic character and amenity value. CPA25</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	<p>and natural environment. Resisting harmful development was deemed the most effective as it aims to resist all development that would harm identified or designated sites. Options that aimed to restore and re-use all buildings (not just listed) rather than complete re-development offers the most sustainable alternative which should be used where possible to ensure the protection, conservation and enhancement of the borough's heritage assets.</p>	<p>acknowledges the contribution of the historic and natural environment to tourism in the Borough. CPA26 underlines the value of Elmbridge's historic settlements and attractive open spaces, which contribute to local distinctiveness and character.</p> <p>Consultation responses from options stages showed a high level of support for high quality design to minimise the impact of new development on neighbourhoods. Options protecting heritage assets and areas were also supported. These largely supported what were considered to be the most sustainable options.</p> <p>However, some of the more specific issues outlined in the options consultation on heritage and local distinctiveness were seen to be too specific for a core strategy and will need to be considered in the Development Management and Site Allocations DPD and the Sustainable Design SPD.</p>
<p>Environment – safe and secure</p>	<p>The options considered most sustainable were:</p> <ul style="list-style-type: none"> • Promoting mixed use developments in town centres to ensure 24 hours natural surveillance. (ENV5, O1, I&O) • Adopting and ensuring the implementation of designing out crime. (ENV5, O2, I&O) <p>Promoting mixed-use development to ensure 24-hour natural surveillance meets many of the sustainability criteria and therefore has a positive effect on the relevant SA Objectives. However, the creation of mixed-use developments in the 24-hour economy does contribute to some unsustainable elements such as</p>	<p>CPA26: Design and character</p> <p>The SA informed the approach taken forward by CPA26 in relation to safety and security in design, and it was also strongly supported during the options consultations. It aims to improve the quality of the public realm, with the creation of safe and attractive public open spaces and street scenes. Issues of vulnerability and fear of crime are addressed through design, location and layout of all new development. CPA26 emphasises that a distinction should be made between any public and private space.</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	<p>noise and light pollution. There are mitigation measures available to increase lighting in developed areas without increasing light pollution. Adopting design principles that reduce the fear of crime was also considered to be a sustainable approach.</p>	
<p>Environment – Sustainability and climate change</p>	<p>The options considered most sustainable were:</p> <ul style="list-style-type: none"> • Working in partnership with relevant bodies the Council will secure the adoption and implementation of environmental standards to minimise the impact of residential and non residential developments on air quality. (ENV6, O1, I&O) • Adopting sustainable construction methods. (ENV6, O2, I&O) (CC1 J-L, RI&O) (CC3, C, RI&O) • Refuse development in flood zone three. (ENV7, O1, I&O) (CC2 B-D RI&O) • submission of flood risk assessments with all new development. (ENV7, O2, I&O) • Promote sustainable construction, such as the use of SuDs. (ENV7, O3, I&O) (CC2 E RI&O) (CC4 K, RI&O). • Adopt higher standards such as BREEAM and eco homes in all new development (ENV6, O1, I&O) (CC5 D, E, F and M, RI&O) <p>The SA at this stage highlighted the requirement for planning and pollution control regimes to complement each other. Options that aimed to implement set environmental standards and adopt sustainable</p>	<p>CPA27: Travel and accessibility CPA28: Flooding CPA29: Sustainable construction, renewable energy and energy conservation CPA30: Green Infrastructure Assets</p> <p>A multitude of issues and options explored at the I&O stage informed the approaches taken forward through policies CPA27, CPA28, CPA29 and CPA30. In relation to sustainable construction practices (CPA29), requirements were proposed to meet the Code for Sustainable Homes and BREEAM standards. These standards will achieve higher levels of energy efficiency and renewable energy provision within all developments, contributing to air quality and a reduction in greenhouse gases. An emphasis is also placed on using sustainable construction techniques that promote the reuse and recycling of building materials. CPA28 adopts the sequential approach contained within PPS25 to mitigate against flooding impacts. All new major developments will also need to contain SuDS, in line with the Council's Climate Neutral Development Checklist.</p> <p>CPA27 outlines the aim of the Council to reduce the negative environmental impact of transport through measures such as improving air quality, noise reduction measures and traffic</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	<p>construction principles respectively were considered to be the most sustainable. Issues and options also outlined the importance of promoting more sustainable travel modes and implementing travel plans.</p> <p>In reviewing the environmental characteristics of the area, the potential to sustain and enhance water resources was examined in detail. This strategy is mutually beneficial with water conservation measures contributing positively to slowing climate change, and protecting the natural environment. Clearly with predicted impacts of climate change a sequential approach needs to be taken with regards to building in the Flood Zones and appropriate mitigation implemented where necessary. Varying mitigation alternatives were examined, both individually and in-combination, for designated Zone 3 areas. With the possible need to develop certain sections of Zone 3 areas in the future.</p> <p>The option to ensure EcoHome standard 'Excellent' in all development was considered to be the most sustainable option in promoting buildings that would impact on climate changes as little as possible.</p>	<p>calming. CPA30 will aid the realisation of this by protecting and developing access routes within and between Green Infrastructure that promote sustainable transport choices and healthy living.</p> <p>Consultation responses during options stages supported those options considered to be most sustainable such as the introduction of higher standards of energy efficiency in both residential and office/ industrial buildings and the promotion of renewable energy power generation for residential developments. Responses also supported the restriction of development in flood zones and the promotion of SuDS.</p>
Community – Facilities	<p>The options considered most sustainable were:</p> <ul style="list-style-type: none"> • encourage dual, intensification and diversification of use of community, education and leisure facilities. (COM1, O5, I&O) • adopt standards and through the collection of commuted payment from residential developments make additional provision and/ or 	<p>CPA4: Economic, social and community infrastructure CPA22: Community Infrastructure</p> <p>The SA informed the policy approach taken forward through CPA4 and CPA22. The SA at I&O identified the need to provide greater community facilities in sustainable locations and CPA4 sets out the Council's broad approach to achieving</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	<p>improvements to open space, play and leisure facilities. (COM1, O5, I&O)</p> <ul style="list-style-type: none"> • adopt standards and through the collection of commuted payment from specified non residential developments make additional provision and/ or improvements to open space, play and leisure facilities. (COM1, O6&7, I&O) • Working in partnership encourage the provision of additional facilities for all sector of the community. (COM1, O8, I&O) <p>The above options are the most sustainable as they secure improved community facilities through adopting standards, legal agreements, commuted payments and partnership working. They also secure the most efficient use of resources by encouraging mixed uses of land and buildings reducing demand on limited finances and land.</p>	<p>this through financial contributions from new development and the establishment of infrastructure and service programmes.</p> <p>CPA22 seeks to provide, where practical, the mixed-use of community facilities. It addresses the identified need for additional facilities by resisting the loss of existing facilities and locating additional facilities close to where need is arising to address some of the concerns raised in the SA regarding the impact of increased travel to facilities. Specifically, the provision of education facilities will be achieved through partnership working with Surrey County Council.</p> <p>Support was shown at the options consultation for the use of developer contributions to deliver the necessary infrastructure and that this should primarily be from residential development rather than commercial development. The protection of existing facilities was also strongly supported.</p>
Community – Social inclusion and equal opportunities	<p>The options considered most sustainable were:</p> <ul style="list-style-type: none"> • promote the dual, intensification and diversification of existing community educational and leisure facilities. (COM2, O3, I&O) <p>Tackling multiple deprivation requires an increase in facilities and opportunities in appropriate areas. The option above proved to be the most sustainable as it offers to intensify and diversify existing community facilities and had major positive effects on the social aspects of sustainability, As outlined above it also promotes efficient use of resources. However, the impact on the environment was unknown for all these</p>	<p>CPA4: Economic, social and community infrastructure CPA22: Community Infrastructure</p> <p>The issues raised during the I&O SA were addressed through policies CPA4 and CPA22. CPA4 aims to provide equality across economic, social and community programmes, including affordable housing, healthcare, education, recreation and community facilities. CPA22 expands on the need to locate new social infrastructure such as schools, libraries and health centres where need is greatest. These policies not only outline the need for more mixed use facilities but also take on board the options proposed to protect local community facilities unless alternatives can be provided elsewhere or if it can be</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	options as locations had not been identified for potential new facilities.	proved that they are no longer required. Whilst this was not considered to be the most sustainable option in the SA it was largely supported during the consultation on Issues and Options.
Transport	<p>With 19 options a combination of options were felt to offer the most sustainable way forward. These options included:</p> <ul style="list-style-type: none"> • Encourage the location of development, particularly high density residential development in sustainable locations. (T&I3, O1, I&O) • Implementing the adopted cycle parking standards and encouraging improved facilities that support walking and cycling. (T&I3, O6, 7&8, I&O) • Encourage mixed use developments. (T&I3, O17, I&O) • Only allow development in sustainable locations thus prohibiting those not well served by public transport. (T&I3, O18, I&O) <p>Elmbridge has high levels of car usage and more sustainable public transport alternatives are required. An improved and more sustainable transport system has many benefits such as tackling social inclusion, improving air quality and other environmental benefits. Those options that favoured cycling and walking were felt to have a significant benefit to sustainability and in terms of new development, those options that promoted mixed use as much as possible and locate them in sustainable locations were considered to be the most</p>	<p>CPA3: Settlement Strategy CPA4: Economic, social and community infrastructure CPA24: Employment Land Provision CPA27: Travel and accessibility</p> <p>The Sustainability Appraisal informed the approaches taken forward in policies CPA3, CPA4, CPA24 and CPA27 in relation to transport and access. CPA3 outlines the overarching and integrated approach taken to improved transport links in the Borough. All new development will be planned to take account of improved access to associated infrastructure and services. This integrated approach is promoted in CPA4 under the designation of a local transport infrastructure group to establish and monitor programmes of delivery. CPA24 outlines the importance of transport considerations in relation to the location of employment land, with good access to major arterial routes a necessity for B8 uses such as warehousing but for B1 office use town centre or edge of centre locations that are accessible by public transport will be considered the most appropriate locations. Under this policy, the Council will work in partnership with all transport providers to support infrastructure improvements. CPA27 seeks to reduce the need for the private car by directing high trip generating development to sustainable locations and it also addresses environmental impacts by mitigating detrimental environmental effects caused by transport. Proposed mitigation measures are addressed</p>

Theme	Summary of options appraisals	Relevant core strategy policy approach developed and how affected by SA
	<p>sustainable. At revised issues and options, support was shown for requiring new commercial, cultural, leisure, recreational and educational developments to prepare travel plans, and secure their implementation through the use of planning mechanisms.</p>	<p>within this policy.</p>
<p>Infrastructure</p>	<p>The options considered most sustainable were:</p> <ul style="list-style-type: none"> • Require the provision of infrastructure to meet the needs of development as part of the development on site or by way of commuted payments. (T&I1, O2, I&O) <p>The above option was the most sustainable as it requires the provision of infrastructure as opposed to other options which only set out a framework to do so. Ideally a framework should be set out along with the suitable provision of infrastructure being required through commuted payments.</p>	<p>CPA4: Economic, social and community infrastructure</p> <p>CPA4 sets out a comprehensive approach to the provision of economic, social and community infrastructure, addressing issues raised at the I&O SA stage. It identifies specific areas where infrastructure is required and sets out a structured framework to help secure its delivery through a scheme of programmes. Identified programmes address areas of most need. The establishment of a local infrastructure group involving public sector providers, utility companies and developers will help ensure these programmes are continuously reviewed and updated. The approach set out in CPA4 is broad in its scope and addresses infrastructure requirements across the whole planning spectrum. The proposed mitigation is taken on board in this policy.</p>

Section 6: Evaluating the effects of the Core Strategy Policies

Sustainability Appraisal the Preferred Approach and Final Options

- 6.1 The sustainability appraisal process requires any potential significant sustainability effects of the core strategy to be evaluated and any measures to prevent, reduce or offset significant adverse effects of implementing the DPD to be highlighted. The purpose of this stage is to identify both the positive and negative impacts of the emerging policies in the Core Strategy in relation to the social, economic and environmental objectives set out earlier in this report.
- 6.2 As highlighted earlier the policies were developed from the options papers and took account of the sustainability appraisal of each of these papers. Therefore the policy approaches in the Core Strategy Preferred Approach and Final Options have few recommendations for changes and the proposed mitigation against the negative impacts of the policies are largely contained within other policies in the document. Therefore the aim of the Sustainability Appraisal at this stage was to refine policies further and understand the potential negative impacts of each of these policies and ensure that there was effective mitigation of the negative effects resulting from particular policies.
- 6.3 Outlined in Table 9 below is a summary of the impacts of each policy and the recommendations and mitigation strategies that resulted from the appraisal of the Preferred Approach and Final Options. A full copy of the sustainability appraisal of the Preferred Approach and Final Options is available at www.elmbridge.gov.uk. This includes a summary of the results and a full copy of the completed matrices.

Table 9: Significant sustainability effects of Preferred Approach and Final Options

Preferred Approach or Final Option	Significant sustainability effects of the policy	Recommendations and Mitigation
CPA1- Green Infrastructure	This was considered to be a sustainable approach as it focused development in urban areas and secures the Green Belt as a multifunctional resource, protects designated sites and secures appropriate infrastructure contributions to improve green infrastructure through new development. However, it was recognised that such an approach could limit the amount of land available for housing.	The SHLAA shows that there are sufficient areas of urban land to provide the amount of homes proposed in the Core Strategy. However, clear and sustainable contingency plans need to be included in the core strategy for housing delivery.
CPA2-Design Quality and Local Distinctiveness	By ensuring new design is of high quality and integrates with local character this will ensure that development protects the character of the area. However, this approach would need to be supported by policies on sustainable design and renewable energy to ensure that good design includes renewable energy and energy efficiency.	Energy efficiency and renewable energy should be a key part of policies on design and character.
CPA3- Settlement strategy	The key issue raised if all new development is to be accommodated in the urban area is that existing problems such as air pollution, congestion, threat to local character and the risk of flooding will be exacerbated by increases in population. However, by placing new development within existing settlements the Council can ensure the best use of previously developed land and promote the reuse of existing buildings – both key recommendations from earlier sustainability appraisals. This protects existing green areas and ensures that population growth is focused around existing services reducing the need to travel by car. Also given the level of commuting from Elmbridge to London the most sustainable option is to provide new housing in areas close to town centres and with access to train stations.	Policies on the location of housing and services in sustainable locations, flooding, travel and sustainable construction will seek to address the key negative impacts of this policy.
CPA4 - Economic, social	The right level of infrastructure will need to be provided to meet the needs of the additional population. Without the additional infrastructure, local communities will	An infrastructure schedule and delivery strategy is included in the

Preferred Approach or Final Option	Significant sustainability effects of the policy	Recommendations and Mitigation
and community infrastructure	be unsustainable in the future. Using contributions from development of housing is the most sustainable option as this is principally where pressures on infrastructure arises. Contributions will secure improvements in key areas such as the environment, recreation, education and recycling, all of which will contribute to the sustainability of the borough's communities. Policy will also ensure that service providers will know where to target investment.	core strategy to address gaps in infrastructure provision.
CPA5 – Town Centre Hierarchy	This policy seeks to ensure an appropriate scale of development in each area and as such it was seen as a sustainable policy. In particular it should ensure the most effective use of previously developed land as well as securing sufficient housing , employment land and services to maintain vibrant communities. However, there were negative aspects to the policy in that development could create additional congestion in town centres and that in some areas there was potential for increased risk of flooding should mitigation not be developed.	Policies on flooding to mitigate against potential risks and policies on housing, employment land and town centres should look to support a more sustainable pattern of transport use.
CPA6- Housing supply and location	Whilst there are negative impacts of this approach the Council is required to deliver the level of housing as set in the South East Plan and this does provide some positive effects provided the development is delivered in the right place in an appropriate manner. In order to achieve this in the most sustainable way the council has polices on affordability, design, renewable energy, sustainable construction, flooding that aim to increase the sustainability of housing delivery. Also by locating new housing within the existing urban area in close proximity to existing infrastructure and services we will seek to reduce the impact of an increase in population that will result from more housing.	Policies on location, affordability, design, renewable energy, sustainable construction and flooding need to offset the unsustainable aspects of housing delivery within the Borough.
CPA7 – Housing distribution – Final Option	All the options had significant environmental impacts because the promote developments that will increase pollution from both their construction and use. These would need to be mitigated through policies that direct new development to sustainable locations, increase the use of renewable energy and the implementation of more sustainable design. However, Option 1, the Council's	Option 1 was considered to be the most sustainable approach and was taken forward.

Preferred Approach or Final Option	Significant sustainability effects of the policy	Recommendations and Mitigation
	<p>preferred approach, is the most sustainable option. It ensures the provision of housing in a managed and sustainable way by concentrating development in existing urban residential areas where services are already present. It also allows the Council to ensure that the character of the Borough is maintained by directing high density development only to areas where it is appropriate. Option 2 is less sustainable because high densities could impact negatively on the character of the Borough and place undue pressure on local services. Option 3 would remove important areas of open space within the urban environment that have been highlighted in consultation as being vital to the quality of life of local residents. Option 4 would place the authority in a worse position to address the needs of the local economy. Option 5 would remove Green Belt and is the most unsustainable option having considerable negative impacts on the environment.</p>	
<p>CPA8, 9, 10, 12, 13, 14, 15, 16. Preferred Approach and Potential New Development in Walton, Weybridge, Hersham, E & W Molesey, Thames Ditton, Long Ditton, Hinchley Wood, Weston Green, Cobham, Oxshott, Stoke D'Abernon,</p>	<p>These preferred approaches focus new development in existing urban areas to make the most previously developed land and continue to protect the Green Belt. The long term economic sustainability of each settlement is supported with employment land being protected or enhanced and the promotion of more mixed uses in town centres supporting a greater range of employment opportunities and services. However, the social, community and transport infrastructure will need to be in place to ensure the long term sustainability of these communities. The main negative aspects highlighted in the appraisal were in relation to flooding and congestion. The Dittons and the Moleseys both have a significant flood risk context which any development proposals will need to take into account. Congestion was highlighted as a potential negative in Esher, Walton and Weybridge policies.</p>	<p>Transport and flooding policies will mitigate against some of the negative impacts of these policies in relation to congestion in Weybridge, Esher and Walton and flood risk in the Moleseys and the Dittons. Mitigation on flooding issues will be provided through flooding policies and in part through the protection of green spaces that will prevent an increase in runoff. Congestion will be monitored as part of the Council's AQMAs. Infrastructure delivery policies will be important in providing necessary infrastructure.</p>

Preferred Approach or Final Option	Significant sustainability effects of the policy	Recommendations and Mitigation
Downside and Claygate.		
CPA11 – Whiteley Village – Final Option	Additional development at Whiteley village within the village boundary offers the opportunity to support a unique part of the Borough’s built heritage as well as the possibility of supporting services and housing that support older people with limited incomes. Additional development has the potential to damage the character of village and reduce the amount of green belt in the Borough. Option 1 is the most sustainable option in that it allows additional development but within the village boundary which restricts the impact on the both the Green Belt and the character of the village. Options 3 and 4 are less sustainable in that there would be loss of Green Belt and greater potential to damage the unique character of the village. Option 2 whilst being the most environmentally sustainable option fails to address the potential social value that the village offers if further limited development was allowed.	Option 1 was considered to be the most sustainable approach and was taken forward.
CPA17- River Thames and its tributaries	This approach protects the Borough’s nationally important waterways and looks to improve water quality and access to the rivers for recreational opportunities and will therefore have a positive impact.	No mitigation recommended. Include reference to Sustainable Design SPD in policy.
CPA18- Thames Basin Heath SPA	This policy has the potential to have a negative impact on the delivery of sufficient housing within those areas of the Borough in close to proximity to the Thames Basin Heath. However, it secures significant benefits to habitats of significant importance both to the UK and Europe.	Levels of developer contribution to mitigate the impact of new housing development will not compromise the viability housing delivery. The Council will continue to work with neighbouring boroughs and Natural England to resolve any concerns regarding the potential impact on viability.

Preferred Approach or Final Option	Significant sustainability effects of the policy	Recommendations and Mitigation
CPA19- Town Centre uses	The aim of this policy is to ensure the long term viability of the Borough's town, village and local centres. By ensuring that services and infrastructure are provided in the most accessible locations this reduces the need to travel both within and out of the borough. The Preferred Approach also seeks to encourage more mixed uses in town centres, such as office development, close to transport nodes that supports greater employment opportunities and the viability and vitality of town centres whilst ensuring the most sustainable location in terms of transportation.	Policy should refer to Policy 26: Design and Character and 28: Policies on sustainable construction will address negative impacts of this policy.
CPA20- Housing mix	The adoption of guidelines including percentage and/or threshold requirements for size, type and mix of housing together with the protection of existing special needs housing address specific needs which have been identified through evidence.	No mitigation recommended.
CPA21- Affordable housing	The Borough has significant need for affordable housing. Many developments currently fall below the existing threshold for affordable housing contributions and consequently the gap between provision and need remains unmet. The Preferred Approach lowers thresholds, adopting sliding scale approach to targets and generally seeks to maximise delivery taking account of viability.	No mitigation recommended.
CPA22- Community Infrastructure	Promoting dual use is an efficient use of land and buildings and potentially reduces the need to travel between different uses. Socially it provides opportunities for improving inclusion and greater integration between different communities and age groups. It is an economically efficient approach as it offers opportunities for multiple functions sharing costs and providing services in a more efficient and effective manner.	No mitigation recommended.
CPA23- Gypsies, Travellers and Travelling Show	This Preferred Approach is aimed at promoting social inclusion and ensuring that sites are located in sustainable locations close to essential facilities. The potential negative effects of the policy with regard to location and access are minimised within the policy and is the most sustainable way forward.	No mitigation recommended

Preferred Approach or Final Option	Significant sustainability effects of the policy	Recommendations and Mitigation
people		
CPA24- Employment land provision	This policy supports the principles of sustainable development by encouraging new development in Employment Areas to be accessible by local public transport networks, by intensifying existing business sites – no loss of green infrastructure or housing. Looks to encourage local employment in an attempt to reduce commuting. Use of mixed use developments in town centres also supports improved use of urban land and better access to public transport. Supports economic growth in the long term by maintaining sufficient land during any economic down turn and ensure that future opportunities for local business growth are not lost.	Policy CPA27 will mitigate against the potential impacts on travel and access. Transport and travel impacts within the policy.
CPA25 – Tourism and Hotels – Final Option	Options 2, 3 and 4 all fail to address the potential benefits of the tourist economy to the Borough and the increase in jobs and income to local businesses. These options also fail to secure elements of the local heritage by increasing the economic viability of local natural and heritage attractions. By not planning for the future these options also create the potential for unplanned, ad hoc development that could adversely affect the character of the area. Option 1 is the most sustainable by seeking to ensure that the Borough is able to benefit from tourism but ensures that development happens in the most sustainable manner – on previously developed land and close existing attractions.	Option 1 was considered to be the most sustainable approach and was taken forward.
CPA26- Design and character	Developments which have a high quality of design and integrate well with their local areas will provide opportunities to enhance and improve localities whilst making the best use of urban land. The Preferred Approach makes it clear that detailed decision considerations will be addressed through the Sustainable Design SPD.	The Sustainable Design SPD should address energy efficiency and renewable energy.
CPA27- Travel and accessibility	One of the primary objectives of this policy is to reduce the need to use the private car. In order to achieve this, it aims to direct high trip generating development to the most sustainable locations in the existing urban area with good access to	No mitigation recommended.

Preferred Approach or Final Option	Significant sustainability effects of the policy	Recommendations and Mitigation
	public transport. Also, through mitigation, it looks to address issues of noise and air pollution.	
CPA28- Flooding	This Preferred Approach addresses the threat from flooding as a result of climate change by taking a sequential approach to the location of new development, prioritising development in lower risk areas. It also seeks to minimise risk to new properties by removing permitted development rights in areas at a higher risk from flooding. It also seeks to address surface water run off in a sustainable manner through the use of sustainable urban drainage systems.	No mitigation recommended.
CPA29- Sustainable construction, renewable energy and energy conservation	By seeking to reduce the environmental impact of new dwellings this Preferred Approach supports the principles of sustainable development. Evidence from the Viability Study (May 2009) suggests that a stepped increase for the use of renewable energy within new development will have a limited impact on the viability of local housing development, whilst delivering greater improvements in the use of renewable energy than would be achieved from a single lower rate. This approach therefore supports the need to reduce the level of energy use and CO2 production as well as recognising the need to take account of viability and the need for new market and affordable housing in the borough.	No mitigation recommended.
CPA30- Green Infrastructure Assets	This is considered to be a sustainable approach as it focuses development in urban areas and secures the Borough's Green Infrastructure as a multifunctional resource, protects designated sites and secures appropriate contributions to improve green infrastructure through new development.	No mitigation recommended.

Evaluation of the social, environmental and economic effects of changes following Preferred Approach and Final Options Consultation

6.4 Following the consultation on the Core Strategy Preferred Approach and Final Options, which ended on August 14 2009, changes were made to the structure and the policy content of the Core Strategy. Where there have been significant changes in the policy content of the document a Sustainability Appraisal has been undertaken on the significant changes to the policies. This was to assess the potential impacts on sustainability of these changes and determine whether further changes or mitigation are needed to address any significant impacts.

6.5 Policies that changed following the consultation and were appraised include:

- CS1 Spatial Strategy
- CS2 Housing Provision, location and distribution
- CS14 Green Infrastructure
- CS15 Biodiversity
- CS17 Local Character, Density and Design
- CS19 Housing Type and Size
- CS20 Older People
- CS27 Sustainable Construction
- CS28 Implementation and Delivery

6.6 Outlined in table 10 below is a summary of the predicted effects of the changes in each policy and whether this improves or worsens the sustainability. A full copy of the appraisal matrix is available in Appendix F.

Table 10: Summary of predicted effect of changes

Policy	Summary of predicted significant effects	Recommendations and Mitigation
CS1 Spatial Strategy	Policy CS1 is an amalgam of the first five policies at PA&FO apart from the infrastructure delivery elements of CPA4, which have been included in a new implementation and delivery policy. Changes to the policy do not affect the sustainability of the Core Strategy. The policy directs all new development to urban areas and previously developed land in order to maintain the Boroughs green areas. The policy also looks to maintain accessibility to services and viability of town centres, which supports a more sustainable pattern of travel.	No further recommendations or mitigation suggested.
CS2 Housing Provision, location and distribution	This policy replaces and amalgamates CPA6 and CPA7 with the principal change being the removal of the contingency policy that refers to a potential Green Belt review. Contingency planning is now in the Monitoring and contingency section and does not include the use of Green Belt as a contingency. This policy therefore improves it environmental sustainability. However, the loss of employment land still impacts on economic	CS23 – Employment Land policy to ensure that there is no overall loss through intensification of the most sustainable employment sites enabling alternative uses of less

Policy	Summary of predicted significant effects	Recommendations and Mitigation
	sustainability and this should only be a contingency where it is clear that an employment use is surplus to requirement.	sustainable sites.
CS14 Green Infrastructure	This policy replaces elements relating Green Infrastructure of the CPA 30 Green Infrastructure policy in the PA&FO. Changes that have been made look to strengthen the multi-functional role of the Borough's Green Infrastructure such as improving links between green areas, extending rights of way and securing dual use of school facilities sports facilities. These changes make the policy more sustainable. Improving accessibility supports wider work to improve health and well being for example. Dual use of sports facilities and areas also look to maximise the potential uses for green space in the Borough. The policy now also states that improvements will be supported through developer contributions as per Policy CS28 further improving sustainability.	No further recommendations or mitigation suggested.
CS15 Biodiversity	This is a new policy that has been introduced to better reflect the role of the Council in supporting the protection and improvement of biodiversity. The policy outlines the Council's role in protecting the Thames Basin Heaths and mitigation necessary to reduce the pressure on this protected area. The policy also looks to maximise the potential of green spaces to support biodiversity. The policy clearly supports environmental sustainability but will have little impact on other areas of sustainability as the policy is protecting biodiversity rather than the green infrastructure, which is addressed in CS14.	No further mitigation is proposed for this policy
CS17 Local Character, Density and Design	The policy has been changed to focus more on the sustainability elements of design and character and now includes references to densities. Increased focus on reducing carbon footprints through good design increases the environmental sustainability of the policy and better supports policies on Sustainable Buildings (CS27). The densities in the policy also support a more sustainable use of land that encourages maximising the use of PDL.	<p>Include a reference to the proposed SPD on sustainable design.</p> <p>Ensure Sustainable Design SPD details how higher density developments can reduce their impact</p>

Policy	Summary of predicted significant effects	Recommendations and Mitigation
	However, high densities require better design to maintain the quality of life of existing residents.	on quality of life through good design.
CS19 Housing Type and Size	Reference to housing for older people has been removed and a separate policy on older people developed. These changes increase the social sustainability of the policy in particular increase the amount of homes that are suitable to the needs of all people.	No further recommendations or mitigation suggested.
CS20 Older People	This is a new policy that builds on statements previously made in the policy on housing mix in the PA&FO. The policy will have a positive effect on social objectives in particular ensuring the provision of housing to meet needs of the population and in turn the health and well being of the population. The policy also supports the need for older people's accommodation to have good access to local services either through proximity or public transport.	No further recommendations or mitigation suggested.
CS27 Sustainable Buildings	The key changes to this policy have been the removal of renewable energy targets and the inclusion of targets based on the code for sustainable homes. These changes are a result of government guidance and stress the importance of achieving energy efficiency rather than the use of renewable energy. This change of emphasis does not impact on the environmental sustainability of the policy or the economic viability of housing provision. The policy was also changed to include a paragraph on the Council's readiness to explore opportunities for renewable energy production should they arise.	No further recommendations or mitigation suggested.
CS28 Implementation and Delivery	This policy outlines the steps being taken to ensure that the necessary infrastructure is provided to meet the demands placed on it by new development. There are no negative impacts of this policy on sustainability. Its key positive impacts will be within the social objectives of sustainability through, for example, in improving the accessibility of services and facilities. The policy will also have	Make direct reference to Green Infrastructure Policy and TBH policy

Policy	Summary of predicted significant effects	Recommendations and Mitigation
	some impact on economic objectives by providing the necessary infrastructure to support economic growth. Impacts on environmental sustainability will be largely delivered through its support of green infrastructure and improved public transport.	

Mitigation

6.6 Whilst all efforts have been made to ensure that Core Strategy result in positive impacts overall in relation to the 23 sustainability objectives, inevitably there are some aspects that result in negative impacts to specific objectives. The table below proposes appropriate mitigation measures as they relate to the negative impacts anticipated from the preferred approaches and final options under consideration.

SA Objective	Potential negative effect and mitigation	Core Strategy policy against which mitigation is needed
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	Maintaining the existing green infrastructure and areas of nature conservation interest has the potential to limit housing supply. However, sufficient areas of previously developed land within the urban areas have been identified to meet housing targets set by the SE Plan.	CS1, CS13, CS14
5. To minimise the harm from flooding	Some development across the borough may be at risk from flooding. However, CS26 will provide mitigation in order to limit the risk from development that is potentially at a risk from flooding by adopting a sequential approach to permitting development as per PPS25 and limiting permitted development rights in flood zone 3.	CS1, CS7, CS8
9. To ensure air quality continues to improve	Whilst new development will not improve air quality the air quality management areas referred to in policy	CS2, CS3, CS4, CS9, CS18, CS23, CS25, CS27

SA Objective	Potential negative effect and mitigation	Core Strategy policy against which mitigation is needed
	CS25 will be monitored and improvements implemented as appropriate. Policies on location and sustainable buildings will also support improvements in air quality in the long term.	
10. To reduce noise pollution	All new development is likely to result in an increase in noise pollution however through appropriate design, as set out in policies CS17 and CS27, some additional noise should be mitigated. Location policies in CS1 and CS2 and CS25 should also provide some mitigation by looking to reduce need to travel by car.	CS2, CS3, CS4, CS7, CS8, CS18, CS22, CS23
11. To reduce light pollution	All new development is likely to result in an increase in light pollution however through appropriate design this should be mitigated via policy CS17.	CS2, CS3, CS4, CS7, CS8, CS9, CS18, CS23
12. To maintain and improve the water quality of the rivers and groundwater	Whilst new development may not contribute to the improvement of water quality policy CS26 will mitigate against this through the introduction of SuDS. In addition maintenance of Green Space and woodland in CS14 and CS15 will reduce runoff.	CS2, CS7, CS8, CS9, CS18, CS22
13. To conserve and enhance biodiversity within the plan area	Whilst new development could have an impact on biodiversity policies CS1, CS14 and CS15 will mitigate against any negative effects.	CS2, CS18
15. To reduce road congestion and the need to	Whilst new development is unlikely to reduce road	CS1, CS2, CS3, CS4, CS7, CS8, CS9, CS22, CS23

SA Objective	Potential negative effect and mitigation	Core Strategy policy against which mitigation is needed
travel	congestion policies CS1, CS16, CS23 and CS25 all make a contribution to promote sustainable development and access. Promoting sustainable movement and locating high trip generating development in the most sustainable locations.	
16. To reduce greenhouse gases	New development will not reduce greenhouse gases. However, policy CS27 will ensure that new residential development is more energy efficient.	CS1, CS2, CS3, CS8, CS22, CS23
17. To ensure that the Borough is prepared for the impacts of climate change	There is likely to be higher density developments in town centres that may contribute to the impacts of climate change – in particular the potential risk from flooding. The application of CS26 will reduce this and CS14 and CS15 will maintain green space and woodlands that reduce runoff and lower the risk of flooding.	CS1, CS7, CS8
19. Make land available to meet the needs of the economy	There will always be competition between need for housing land and employment land, the plan makes appropriate use of previously developed land to accommodate anticipated needs.	CS2
23. To increase the production and use of renewable energy	Although there may be some instances where design quality a character may restrict the use of renewable energy it's considered that CS27 takes account of viability of delivering more energy efficient buildings and a Sustainable Design SPD	CS1, CS17

SA Objective	Potential negative effect and mitigation	Core Strategy policy against which mitigation is needed
	will also look at how to address this issue.	

Uncertainties and Risks

- 6.7 The nature of the Sustainability Appraisal process inevitably means that the assessments undertaken rely heavily on professional judgement and certain assumptions. Decision making criteria within the Sustainability Appraisal framework helps to guide the interpretation of SA objectives and assumptions made, whilst internal and public consultation helps to ensure the process is robust.
- 6.8 The main uncertainties are generally focused around the issue of economic recession and the reduction in public sector finances during the time when the Sustainability Appraisal was being undertaken and predicting when and how recovery will take place and what land will be required to support that recovery.
- 6.9 However, such risks/uncertainties are unavoidable but monitoring allows the actual significant effects of implementation of the DPD to be tested against those predicted in the Sustainability Appraisal. It helps to ensure that problems that may occur during implementation can be identified and future predictions made more accurately. To manage the uncertainty of predictions made, any significant effects identified will be monitored closely

Cumulative, synergistic and secondary effects

- 6.10 The cumulative, synergistic and secondary effects within the Core Strategy come principally from the increase in housing, and the location of that housing, being proposed and where highlighted during the appraisal. The level of housing will be delivered mainly on small sites across the Borough. This will lead to a gradual increase in population that will have an impact on the future sustainability of the Borough.

Cumulative effects

Effect	Affected Receptor	Positive	Negative	Causes
Climate Change	Worldwide		✓	Increase in housing and population will lead to an increase in CO2 emissions from energy consumption and transport use over time building on already high levels of per resident emissions within the Borough. The development of energy efficient buildings and a more sustainable pattern of development that supports the use of public transport

				will in turn have a positive effect on reducing emissions and climate change.
Local Biodiversity	Thames Basin Heaths Special Protection Area		✓	Significant potential cumulative impacts could occur in relation to biodiversity and in particular on the Thames Basin Heaths Special Protection Areas of Elmbridge and neighbouring Boroughs. Increase in population from new development will lead to greater use of the Thames Basin Heaths areas, which could impact negatively on the flora and fauna in these areas. Mitigation strategies such as Suitable Accessible Natural Green Space (SANGS) and improved access management of the Special Protection Areas will have a positive effect and protect these sensitive areas from overuse.

Synergistic effects

Effect	Affected Receptor	Positive	Negative	Causes
Affordable Housing	Low income families and individuals	✓		Provision of new housing will support the delivery of affordable housing. This positive effect would not be possible without the delivery of the levels of market housing being proposed in the Core Strategy.

Secondary effects

Effect	Affected Receptor	Positive	Negative	Causes
Climate change	Worldwide	✓		The delivery of more affordable housing could support a reduction in in-commuting to the Borough by providing accommodation for the significant proportion of residents who work in the Borough but who live elsewhere. This would benefit CO2 reduction by reducing commuting distances

Climate Change	Worldwide	✓		Policies maintaining the green infrastructure will also have a positive effect on climate change by strengthening the resilience of the Borough's natural environment to climate change.
Economy	Local Economy Local employees	✓		The delivery of more affordable housing could support a reduction in in-commuting to the Borough by providing accommodation for the significant proportion of residents who work in the Borough but who live elsewhere. This would benefit the economy by providing locally based employment for businesses in Elmbridge.
Health	Local residents	✓		Maintaining the green infrastructure network will have an impact on local people's health providing areas for informal as well as formal recreation opportunities.
Health	Low income families and individuals	✓		Provision of quality affordable housing will have a positive impact on the health and well being of low income groups in the area.

Section 7: Implementation and Monitoring

Links to other plans and programmes and the project level

- 7.1 Once adopted, the Core Strategy will provide a framework for taking decisions on development proposals and be the basis for further Development Plan Documents and supplementary Planning Documents.
- 7.2 These documents will link to other plans and programmes such as:
- Sustainable Community Strategies (District and County)
 - Surrey County Council Local Transport Plan
 - Surrey County Council Minerals LDF
 - Surrey County Council Waste LDF
 - The South East Plan

Monitoring Framework

Compliance with the SEA Directive:

Article 10.1: The environmental report “shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action.

- 7.3 Outlined in table 11 below is the monitoring framework to assess the significant environmental effects of the Core Strategy. The indicators have been taken from the existing indicators used during the SA process and those indicators that are being used to assess the overall performance of the SA. This will ensure a consistency of approach and ensure that monitoring is not onerous or repetitive. The Annual Monitoring Report (AMR) will be used as the mechanism for reporting on the sustainability impacts of the core strategy. The Council will also ensure that the baseline data used in the Sustainability Appraisal is kept up to date.

Table 11: Monitoring Framework

SA Objective	Indicator	Reporting
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	Net additional homes delivered	LAA Target in AMR
	Proportion of new dwellings that have 1, 2 or 3 bedrooms	AMR
	Number of completions that are affordable	AMR
	Extra care completions	AMR
	Private sheltered completions	AMR
To facilitate the improved health and well-being of the whole population	NI 119 Self reported measure of people's overall health and well being	SCS
	NI 8 Adult participation in Sport	SCS
To reduce poverty and social exclusion	Number of Elmbridge Super Output Areas in bottom quartile for Surrey for Indices of Multiple Deprivation	SCS
To create and maintain safer and more secure communities	Percentage of residents surveyed who say they feel safe in the Borough	SCS
To minimise the harm from flooding	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	AMR
	Number of properties with Flood Zone 2 and 3	AMR
To improve the accessibility to all services and facilities	Projects in the infrastructure schedule delivered	AMR
To make the best use of previously developed land and existing buildings	% of development on PDL	AMR
To reduce land contamination and safeguard soil quality and quantity	Amount of contaminated land	SA monitoring
To ensure air quality continues to	Annual average of NO2 and	SA

SA Objective	Indicator	Reporting
improve	PM10 within AQMAs relative to national standards	monitoring
To reduce noise pollution	Indicator to be developed	tbc
To reduce light pollution	Indicator to be developed	tbc
To maintain and improve the water quality of the rivers and groundwater	Percentage rivers in plan area whose biological quality is rated as "good".	SA Monitoring
To conserve and enhance biodiversity within the plan area	Condition of SSSIs	AMR
	Status of Annex 1 bird species in TBH SPA	AMR
	The enhancement and creation of priority Surrey BAP habitat	SA Monitoring
	the efficacy of Suitable Alternative Natural Greenspace sites (SANGs).	Thames Basin Heath SPA Delivery Framework
	Extent of Ancient woodland	Surrey Ancient Woodland survey and inventory.
To protect and enhance the natural, archaeological, historic environments and cultural assets	Condition of SSSIs	AMR
	Number of listed buildings, ancient monuments and conservation areas	SA monitoring
	The enhancement and creation of priority Surrey BAP habitat	SA Monitoring

SA Objective	Indicator	Reporting
	the efficacy of Suitable Alternative Natural Greenspace sites (SANGs).	Thames Basin Heath SPA Delivery Framework
	Extent of Ancient woodland	Surrey Ancient Woodland survey and inventory.
To reduce road congestion and the need to travel	Level of congestion	LTP
To reduce greenhouse gases	Per capita reduction in CO2 emissions	LAA/ SCS
To ensure that the Borough is prepared for the impacts of climate change	Number of properties with Flood Zone 2 and 3	AMR
Provide for employment opportunities	Working age people on out of work benefits	SCS
Make land available to meet the needs of the economy	Total amount of employment floorspace	AMR
To support economic growth which is inclusive, innovative and sustainable	Total amount of employment floorspace on previously developed land	AMR
To achieve sustainable production and use of resources	Percentage of household waste sent for reuse, recycling and composting	LAA/ SCS
To increase energy efficiency of new and existing development	Number of new homes achieving level four of the Code for Sustainable Homes	AMR
To increase the production and use of renewable energy	Renewable Energy production	AMR

Appendix A: Summary of consultation comments on the Sustainability Appraisal of the Core Strategy

Sustainability Appraisal Scoping Report

Name of Respondent/ Organisation	Summary of Contents	Response
English Heritage	The need to include specific reference to 'protection' of the environment was identified, along with a number of other content changes.	<p>The Scoping Report was amended as follows:</p> <ul style="list-style-type: none"> • Section 2.3- Conclusion to PPP review: Changed 'Enhancing historic and natural environment' to 'Securing the protection, enhancement and improvement of access to the historic and natural environment.' • Section 3.0- Collecting Baseline Information: Added 'locally important buildings, historic parks and gardens' to paragraph 2. • Table 3- Sustainability Objective 11: Questioned the use of 'archaeological' is necessary given the conclusion of 'historic'. Advice noted and will be looked at when wording and viability of SA objectives are assessed following Peer Review of EBC Core Strategy (Scheduled for 18th July 2005). • Appendix 2- Baseline data: Changed wording of Objective 11b target from 'to see this figure reduced' to 'to see this figure (of 0)

		<p>maintained.'</p> <ul style="list-style-type: none"> • Appendix 2- Baseline data: Altered Grade II figures to ' Grade II*-24 & Grade II- 718.
English Nature	Standard response issued	Comments noted
Countryside Agency	Standard response issued	Comments noted
Environment Agency	Concern was raised about the absence of no specific theme to 'protect' the natural environment and the need for more detailed reference regarding waterways. The EA also provided some additional baseline data for Appendix 2.	<p>The Scoping Report was amended as follows:</p> <ul style="list-style-type: none"> • Appendix 1 - Summary of other Relevant Plans, Programmes and Sustainability Objectives: The implications of the Water Framework Directive on the LDF were added, including the need to naturalise and enhance waterways. • Appendix 1 - Summary of other Relevant Plans, Programmes and Sustainability Objectives: Additional Sustainability Indicators were added – Objectives 6, 7, 10 and 18. • Appendix 2- Baseline data: Additional data concerning the number of homes in Flood Zone 2 and the future projection regarding climate change were added. • Section 2.3- Conclusion to PPP review: Based on recommendations from earlier consultation, this section had already been updated to include the 'protection' of the natural

		environment.
Surrey County Council	<p>Recommendations were made to amend the PPS listing categories as follows:</p> <p>Add the following:</p> <ul style="list-style-type: none"> • International: The European (Valletta) Convention on the Protection of the Archaeological Heritage (Revised) (2000). • National: Circular 6/98 Planning and affordable housing • County: Surrey Design (2002) <p>Remove the following:</p> <ul style="list-style-type: none"> • County: The Surrey Hills AONB Management plan (It does not relate directly to Elmbridge) <p>Amend the following:</p> <ul style="list-style-type: none"> • National: UK Sustainable Development Strategy 'securing the future' (2005) (updated from 1999 version) • County: Surrey Local Transport Plan (2000) (amended date from 2004) 	The Scoping Report was amended in line with the proposed changes.

Issues and Options

Name of Respondent/ Organisation	Summary of Contents	Response
No specific comments received		

Preferred Options

Name of Respondent/ Organisation	Summary of Contents	Response
English Nature	<p>Suggested a draft list of suggested LDF Biodiversity Indicators for Sussex and Surrey:</p> <ul style="list-style-type: none"> • BAP habitats- i.e. the extent of key habitats for which BAPs have been established • Extent and condition of Ancient Woodland • Designated wildlife sites- their area and condition- including internationally, nationally and locally important sites (such as LNRs and SNCIs) • Number of developments meeting EN's published Accessible Natural Green Space Targets (ANGSt) standards • Wild Bird populations <p>Some of these targets have already been proposed but it is the condition and directional trend of these habitats or populations, which most effectively conveys health of environment.</p> <p>The Council should aim to restore/increase linear structures such as hedgerows (reference to Habitats Directive)</p> <p>Populations of Nightjars, Dartford Warblers and Woodlarks should be applied as targets to measure compliance with the European Birds Directive</p>	<p>The Elmbridge Core Strategy Sustainability Appraisal has a number of indicators that have been used to assess the impact on the environment and biodiversity and the Council feels that they adequately enable a judgement to be made. The suggestions for alternative indicators were welcomed and they will be considered for inclusion in future SA frameworks provided the data is available.</p> <p>Obtaining the relevant information to feed into indicators is one of the most difficult aspects of the SA process and extensive work has been done to date to ensure that data is available for the current indicators.</p> <p>As an indicator it would be difficult to obtain regular and useful data. As a policy direction the SA Report cannot suggest this.</p> <p>This was noted. However discussions at the South East Plan have argued that the counting of the bird population at Borough level could be meaningless and could vary</p>

	PPS9 has been omitted from the PPPs.	greatly year to year with climate. It has been suggested that it is the habitat maintenance that needs to be measured. PPS 9 has been included.
English Heritage	<p>With reference to the table of significant effects (7.2.1). Surprising to note that the commentary on environmental impacts associated with Location of Development 1 makes no reference to the potential for adverse impact upon the character and distinctiveness of settlements</p> <p>Likewise with reference to Heritage 1 and Heritage 2, there are no economic benefits recorded, whereas the condition of the historic environment has a part to play in attracting economic investment and the reuse of existing buildings assists in reducing the demand for additional natural resources</p> <p>Appendix 2: PPPs- suggests inclusion of 'The Historic Environment: A Force for our Future' DCMS</p> <p>Appendix 3: Baseline Expected to see an indicator relating to conservation appraisals and management proposals</p>	<p>Noted. However, the comments/commentary included in the tables are the actual results of the independent appraisal process. These issues were not raised by those involved in the process and therefore cannot be included as comments. The issue of character and distinctiveness was covered in depth on later options.</p> <p>The Location of Development and preserving heritage will feature in some form in the draft policy stage. The Core Strategy policies within the Submission document will be subject to the SA and every effort will be made to ensure that social, environmental and economic aspects will be considered comprehensively at the independent peer review appraisal.</p> <p>Noted and agreed</p> <p>The Council always seeks to expand its indicators and baseline evidence where appropriate. It often depends on the availability and access to data. This data will be available and therefore suggestion</p>

	agreed.
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Revised Issues and Options – Responses on Core Strategy Sustainability Appraisal

Name of Respondent/ Organisation	Summary of Contents	Response
No specific comments received		

Preferred Approach – Responses on Core Strategy Sustainability Appraisal

Name of Respondent/ Organisation	Summary of Contents	Response
Environment Agency	Any objective for flood risk should seek <i>reduce</i> the impacts of flood risk in the first instance before looking into flood resilience measures. The sequential test should also be applied. This is in accordance with Planning Policy Statement 25 (PPS25) and should be the key message resulting from the SA, given that this is already stated in objective 10 of the Core Strategy document.	As stated the Core Strategy has taken on board the need to reduce the risk of flooding and outlines the need to apply the sequential test as outlined in PPS25
	Ensuring the borough is prepared for climate change should apply to both new developments, and existing development/replacement dwellings	We recognise that the majority of carbon emissions comes from existing buildings. However, the core strategy only applies to new development. Work being undertaken elsewhere in the Council is working towards improving the energy efficiency of existing buildings.

Name of Respondent/ Organisation	Summary of Contents	Response
	<p>Recommend the following documents are included within Appendix B:</p> <ul style="list-style-type: none"> • Draft Floods Bill • Defra's 'Future Water' • Defra's 'Making Space for Water' • Elmbridge's Strategic Flood Risk Assessment (SFRA) • Catchment Flood Management Plans (CFMP) • Water Framework Directive (WFD) • River Basin Management Plans (RBMP) <p>The inclusion of the Contaminated Land Inspection Policy (2001) is not relevant in this context as it is outside the planning process and does not have any implications for the sustainability appraisal. The key document dealing with pollution and land contamination is Planning Policy Statement 23 (PPS23) Planning and Pollution Control which has been identified within the SA.</p> <p>Under 'implications for LDF' for PPS23, it is stated that re-use of brownfield/contaminated land should be encouraged. However, this is not referred to in the current Core Strategy document. Additional points under 'implications for SA' should include improvements in both soil and groundwater quality, and this would be achieved by the re-use of brownfield land approach.</p>	<p>These documents have been included in appendix a.</p> <p>Noted and agreed</p> <p>Whilst direct reference has not been made to PPS23 the core strategy itself the whole premise of the Core Strategy supports the principle of reusing previously developed land – which includes Brownfield and contaminated land.</p>

Name of Respondent/ Organisation	Summary of Contents	Response
	<p>Comments on Appendix B: Baseline information</p> <p>SO 5: ‘To minimise the harm from flooding’</p> <p>As stated previously, we would seek a SO to <i>reduce</i> flood risk. The indicator to monitor this could include the number of planning applications that reduce risk, or incorporate SUDS. We recommend you refer to the Strategic Flood Risk Assessment (SFRA) and Catchment Flood Management Plans (CFMP) under ‘Source’ for further baseline information.</p> <p>SO 8: ‘To reduce land contamination and safeguard soil quality and quantity’:</p> <p>‘Amount of contaminated land’ identified under the heading ‘SA Objectives and Indicators’ should be omitted, as this would not provide useful information to inform the SA. The amount of contaminated land remediated for suitable use is very difficult to quantify. In-house information would be the best source. The Environment Agency would not hold any further detailed information.</p> <p>SO 12: ‘To maintain and improve the water quality of the rivers and groundwater’:</p> <p>A useful indicator could be the number of new developments utilising SUDS to manage surface water. This would also tie into improvements to water quality.</p> <p>We also suggest that the WFD and RBMP are referred to under ‘Source’ for further baseline information.</p>	<p>This was an agreed objective from the start and has been maintained to ensure consistency. However, as can be seen in the Core Strategy the objective is to reduce the risk of flooding.</p> <p>The amount of contaminated land will be omitted from the indicators used to measure performance against the SA.</p> <p>The number of new developments using SUDS will be included in the monitoring of the Core Strategy.</p> <p>Noted</p>

Name of Respondent/ Organisation	Summary of Contents	Response
	<p>Comments on Appendix C: Social, environmental and economic effects of the Preferred Approach and Final Options</p> <p>CPA4: Economic, social and community infrastructure</p> <p>Under SO 5 'To minimise the harm from flooding' it states that 'The Environment Agency will provide infrastructure to reduce the risk from flooding'. This might not be the case and we would refer you to the SFRA and CFMP for future developments.</p> <p>We are not aware of any representation on any infrastructure group, as stated under 'Comments' for SO 8 'reduced land contamination and safeguard oil quality and quantity'. We suggest you contact Helen Matheson for further discussion on this future possibility on 01276454666.</p> <p>We also note that there should be positive benefits resulting from this policy when appraised against SO 12.</p> <p>SO 17 'To ensure that the Borough is prepared for the impacts of climate change' states that Elmbridge will 'Work with Environment Agency to development is adequately protected from flood risk'. We are unsure how this would be carried out.</p> <p>CPA6: Housing supply and location,</p> <p>We note that there are negative impacts against SO 12 (water quality). While developments in Greenfield sites may have</p>	<p>Noted</p> <p>Representation was a recommendation and an invitation to any infrastructure group will be extended to Environment Agency.</p> <p>Noted</p> <p>The Council is looking to adopt an approach to delivery that will require an increasing amount of partnership working. Where there is a flood risk with new development we will seek advice, where necessary from the Environment Agency about any flood risk protection proposed in an application.</p> <p>Housing supply, even on Brownfield sites was felt to have a negative impact if no</p>

Name of Respondent/ Organisation	Summary of Contents	Response
	<p>some negative effects on surface and groundwater quality, in general redevelopment of brownfield sites is being encouraged. Therefore any soil/groundwater contamination will be dealt with through the planning process thereby, improving quality. Also, use of SUDS in new developments has water quality benefits.</p> <p>CPA8, CPA9, CPA10, CPA14 'Preferred Approach and Potential New Development'</p> <p>Policies above for new development in the key Elmbridge Borough town centres assume that if development is predominantly in flood zones 1 and 2 the sequential test would have been applied. Please note that any development in Flood Zone 2 must also be subject to the sequential test, in accordance with Planning Policy Statement 25 (PPS25).</p>	<p>mitigation were in place to offset development. The use of SUDS is seen as one of the key elements of mitigation against contamination of ground water and our requirements on the use of SUDS are set out in the Core Strategy.</p> <p>The sequential test outlined in PPS25 will be included in the Core Strategy and applied to all new development.</p>
Natural England	<p>Chapter 4 - Under the Biodiversity, Flora and Fauna key sustainability issue for the CS, reference the South West London Waterbodies SPA/ Ramsar, as well as the Thames Basin Heaths SPA.</p>	<p>Noted and to be taken forward into the final SA</p>

Name of Respondent/ Organisation	Summary of Contents	Response
	<p>Chapter 6 - In section 6.5, under CPA18 – Thames Basin Heaths, wording should be included within the ‘Why is this Preferred Approach sustainable’ comments section to state the necessity of the approach to ensure the long term integrity of the SPA, in compliance with the Habitats Regulations and Policy NRM6 of the South East Plan.</p> <p>Under CPA30 – Green Infrastructure Assets, the comments within the ‘Why is this Preferred Approach sustainable’ section should reinforce the multifunctional benefits of GI to not only protected sites but also other greenspace sites.</p> <p>In section 6.7, under ‘13 To conserve and enhance biodiversity within the plan area’, CPA18 should be added as a mitigation measure to reduce/ avoid impacts on biodiversity from CPAs 6 and 19.</p>	<p>All comments noted and to be taken forward into final SA</p>

Name of Respondent/ Organisation	Summary of Contents	Response
	<p>Appendix A - Under European Habitats Directive, reference must also be made to SPAs as well as SACs.</p> <p>SPAs should also be referred to under the European Birds Directive</p> <p>The Conservation (Natural Habitats & c.) Regulations 1994 (as amended), also known as the Habitats Regulations, must be referenced as they transpose the EC Habitats directive into UK law.</p> <p>Reference should also be made to the authority's duties under the Natural Environment and Rural Communities Act (2006)</p> <p>Where reference is made to The Wildlife & Countryside Act 1981, '(as amended)' must be added after its name, in light of amendments made by The Countryside & Rights of Way Act 2000 to Section 28</p> <p>ODPM Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System, which accompanies PPS9, must also be listed,</p> <p>Pleased to see the Surrey Biodiversity Action Plan (BAP) included in this section.</p> <p>Text within the key objectives for the Thames Basin Heaths Special Protection Area – Interim Mitigation Strategy for Elmbridge (2007) is out of date with respect to describing the spatial zones surrounding the SPA. In order to be consistent with Policy NRM6 of the South East Plan and the TBHSPA Delivery Framework (2009), the SA must only refer to Zones A and B</p>	

Name of Respondent/ Organisation	Summary of Contents	Response
	<p>Appendix B</p> <p>SA Objective 13 local Biological Records Centre (based at Surrey Wildlife Trust) should be listed as a source for acquiring baseline information on wild bird populations.</p> <p>Under the 'Comparator' column, the Surrey BAP should be used to identify characteristic rare species and priority habitats of the area</p> <p>Meaningful targets must be included, especially including the following:</p> <ul style="list-style-type: none"> • the enhancement and creation of priority Surrey BAP habitat, • monitoring of the efficacy of Suitable Alternative Natural Greenspace sites (SANGs), as set out in the Thames Basin Heaths Special Protection Area (TBHSPA) Delivery Framework, • the status of Annex 1 bird species of the TBHSPA, and • the condition of SSSIs, which is undertaken by Natural England. <p>Reference to the extent of Ancient Woodland should be updated to reflect the Surrey Ancient Woodland Survey</p>	<p>All comments noted and to be taken forward into final SA</p>

Name of Respondent/ Organisation	Summary of Contents	Response
	<p>Appendix C</p> <p>CPA 1 – Green Infrastructure This policy should be shown to have a positive effect (+) for employment opportunities through improving the desirability and therefore economic prospects of the local area.</p> <p>CPA 2 – Design Quality and Local Distinctiveness Our detailed comments in response to this policy approach within the CS – Preferred Approach and Final Options document itself recommended the use of simple built-in measures into new construction design to benefit biodiversity, in accordance with Paragraph 14 of PPS 9. If incorporated, the SA should show this to have a positive effect for biodiversity.</p> <p>CPA 4 – Economic, Social and Community Infrastructure Reference should be made to the council’s TBHSPA Interim Mitigation Strategy which will ensure contributions are acquired from residential development to fund mitigation measures for the SPA.</p> <p>CPA 18 – The Thames Basin Heaths SPA Comments should be included to reinforce that housing development will only be excluded within 0 – 400m of the SPA boundary, but will be permitted between 400m – 5km where appropriate mitigation can be put in place, in line with the council’s Interim Mitigation Strategy.</p> <p>CPA 25 – Hotels and Tourism Where comments refer to ‘CPA29’ – Green Infrastructure Assets, this should read ‘CPA30’. Also, this approach will have a minor positive effect for biodiversity in the short, medium</p>	<p>All comments noted and to be taken forward into final SA</p>

Proposed submission

Name of Respondent/ Organisation	Summary of Contents	Response
Natural England	The Sustainability Appraisal at page 216 sees Policy CS6 entirely in positive terms in addressing sustainability objective 'to protect and enhance the natural, archaeological, historic environment and cultural assets', without recognising the potential for impact upon the special character of the village.	
	Commented that some points from their response to the Sustainability Appraisal at the Preferred Approach and Final Options had not been taken forward – in particular within Appendix A and Appendix B.	These were oversights by the Council and the Final SA has been updated to reflect the comments made by Natural England at the Preferred Approach and Final Options stage.
	Table 1: Effects of the Core Strategy, under SA objective 'to conserve and enhance biodiversity within the plan area', comments on likely effects of the Core Strategy should include the plan's commitment to maintaining, enhancing and improving the Borough's Green Infrastructure (GI) network, which will be set out in detail in a Greenspace strategy SPD. This will contribute to conserving and enhancing biodiversity within the Borough, and as such policy CS14 – Green Infrastructure should be included as a linked policy	Agreed and to be included

Name of Respondent/ Organisation	Summary of Contents	Response
	<p>Table 6: Key Sustainability Issues for the Core Strategy DPD, the key sustainability issue for Biodiversity, Flora and Fauna does not accurately list the designated sites for nature conservation which occur within the Borough. As raised in our previous response dated 05 August 2009, reference must also be made to the South West London Waterbodies SPA/ Ramsar site, along with the presence of non-SPA relevant sites as identified by Briggs</p>	<p>Agreed and SA amended accordingly</p>
	<p>Table 10: Summary of predicted effect of changes, Natural England fully supports the conclusions made that the introduction of policy CS14 – Green Infrastructure, which replaces CPA 30, is more sustainable, recognising that it will have wider reaching benefits such as health and well being of the local community, along with maintaining and enhancing the existing greenspace network within the Borough. Similarly for CS15 – Biodiversity.</p> <p>Natural England fully agrees with the comments in <i>Table 10</i> that the introduction of this policy strengthens the Council's role in protecting and enhancing its existing biodiversity within the Borough, and we are particularly pleased to see this now incorporated within the CS. However, the reference made here to important landscapes should be removed, as this aspect is currently dealt with in <i>CS14</i>, not <i>CS15</i>, although Natural England has recommended in its response to the Core Strategy proposed submission document (dated 19 February 2010) that this would be better placed within <i>CS17 – Local Character, Density and Design</i>.</p>	<p>Noted</p>

Name of Respondent/ Organisation	Summary of Contents	Response
	<p>Under Secondary effects, we are pleased to see the Green Belt noted as contributing to a positive effect on health of local residents, but we would suggest this statement refers to 'green infrastructure network' rather than the Green Belt alone as this captures other forms of natural green space such as green links, designated sites, trees, woodland, hedgerows, soft landscaping, the Thames Path National Trail etc, which all contribute to the health, well being and general quality of life of the local community.</p> <p>It is also worth noting here that GI will also have a positive effect on climate change by strengthening the resilience of the Borough's natural environment to climate change.</p>	

Name of Respondent/ Organisation	Summary of Contents	Response
	<p>Monitoring - For SA Objective 'To conserve and enhance biodiversity within the plan area', whilst we are pleased to see the indicators include SSSI condition and status of Annex 1 bird species in the TBHSPA, we strongly advise that the following indicators are also included:</p> <ul style="list-style-type: none"> • the enhancement and creation of priority Surrey BAP habitat; and • monitoring of the efficacy of Suitable Alternative Natural Greenspace sites (SANGs), as set out in the Thames Basin Heaths Special Protection Area (TBHSPA) Delivery Framework. • extent of Ancient Woodland to be included as an Indicator <p>For SA objective 'To protect and enhance the natural, archaeological, historic environments and cultural assets', we ask that the above indicators are also included to ensure meaningful targets are set which will capture the protection and enhancement of the GI network within the Borough.</p>	

Name of Respondent/ Organisation	Summary of Contents	Response
Environment Agency	<p>We would have expected to have seen the SFRA included within the Sustainability Appraisal Appendix A – ‘Summary of other Relevant Plans, Programmes and Sustainability Objectives, as a key local document inform flood risk policies within the borough. This is to demonstrate that the recommendations and findings of the SFRA have been formulated into policy.</p> <p>We would also expect the SFRA and CFMP policy units referenced within Appendix A of the Sustainability Appraisal, as key local evidence that should inform policy. More information on CFMP can be found at the following link</p> <p>publications.environment-agency.gov.uk</p>	

Appendix B: Component SPA sites and relevant supporting sites within and adjoining⁶ Elmbridge

Site No.	Site Name	Area (hectares)	Complex	Local authority	Ownership	Use ⁷	Status	Gadwall or Shoveler interest
4	Bessborough		Walton	EBC	Thames Water	Operational. Water levels fairly stable. Bird watching - Thames Water bird watching permit scheme.	SPA	Both
5	Broadwater	7.82	Shepperton	EBC	Multiple ownership – majority belonging to Oatlands Park Hotel and Oatlands Primary School	Natural lake. Restricted access. No formal pathways through.	Relevant	Shoveler
16	Hersham GP	3.32	Walton	EBC	Bretts	Restored for nature conservation. Visited infrequently. Small – low value ⁸ .	Relevant	Gadwall
21	Island Barn	50.45	Walton	EBC	Thames Water	Water storage. Sailing during winter on Saturdays. Disturbance levels not high enough to deter wildfowl. Bird-watching permit only	Relevant	Both
22	Kempton East	16.16	Walton	LBH	Thames Water	National Nature reserve – access limited to members of Friends of Kempton Nature Reserve.	SPA	Both

⁶ Relevant supporting sites within 1km of the Borough boundary

⁷ Sources of information include - The use of waterbodies in South-West London by Gadwall and Shoveler; implications for nature conservation – Brian Briggs, Wolfson College (2007), Thames Water, Elmbridge Borough Council – Parks and Recreation Department, HRA's of other local authorities.

⁸ The use of waterbodies in South-West London by Gadwall and Shoveler; implications for nature conservation – Brian Briggs, Wolfson College (2007)

Site No.	Site Name	Area (hectares)	Complex	Local authority	Ownership	Use ⁷	Status	Gadwall or Shoveler interest
24	King George VI	170.43	Wraysbury	SBC	Thames Water	Regular operational use. Fluctuations in water levels. Footpath between this reservoir and Staines Reservoirs.	SPA	Both
26	Knight		Walton	EBC	Thames Water	Operational. Bird watching through Thames Water bird watching permit scheme.	SPA	Both
32	Molesey East	11.77	Walton	EBC	Thames Water	Restoration complete, access restricted – high value	Relevant	Both
34	Molesey West	42.73	Walton	EBC	Thames Water	Being restored, access will be restricted – potentially high value	Relevant	Shoveler
36	Queen Elizabeth II	128.32	Walton	EBC	Thames Water	Operational. Fluctuations in water levels. Bird watching permit only.	Relevant	Both
40	Red House	5.07	Walton	SBC	Thames Water	Operational water storage facility. Small and shallow. Undisturbed. No access but Webs.	SPA	Gadwall
45	Stain Hill East	7.47	Walton	LBRuT	Thames Water	Two small disused reservoirs. No public access. Undisturbed. Only Webs.	Relevant (recommended for inclusion)	Both
46	Stain Hill East	7.88						
48	Staines North	196.15	Wraysbury	SBC	Thames Water	Older, shallower reservoirs. Water levels more stable. Public access.	SPA	Both
49	Staines South							
53	Thorpe GP	40.98	Shepperton	RBC	Majority owned by Merlin Entertainments	Large gravel pit. Partly for watersports and some fishing. Spatially and temporally zoned. Lower use	SPA	Gadwall

Site No.	Site Name	Area (hectares)	Complex	Local authority	Ownership	Use ⁷	Status	Gadwall or Shoveler interest
						in winter		
57	Wraysbury 1 North		Wraysbury	RBWM	Cemex	Less disturbed than south lake.	SPA	Gadwall
58	Wraysbury 1 South		Wraysbury	RBWM	Cemex	Relatively low disturbance. Some sailing on S but infrequently during winter.	SPA	Gadwall
59	Wraysbury 2 North		Wraysbury	RBWM	Cemex	Alga-dominated lake. Fished regularly.	SPA	Both
60	Wraysbury 2 South		Wraysbury	RBWM	Cemex	Macrophyte-dominated lake. Relatively undisturbed in winter. Some sailing at weekends.	SPA	Both
61	Wraysbury Reservoir	205.22	Wraysbury	SBC	Thames Water	Regular operational use. Fluctuations in water levels. Only Webs.	SPA	Gadwall

Appendix C – Summary of other Relevant Plans, Programmes and Sustainability Objectives

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
INTERNATIONAL CONTEXT			
The Johannesburg Declaration on Sustainable Development (2002)			
www.un.org			
States a commitment to building a humane, equitable and caring global society.	Key commitments: Sustainable production and consumption. Renewable energy & energy efficiency. Production of chemicals in ways that do not lead to significant adverse effects on human health and the environment. Develop integrated water resources management and water efficiency plans by 2005.	Plan policies to support the overall objectives.	Check that the commitments are reflected in the Sustainability Appraisal Framework.
European Spatial Development Perspective (97/150/EC) (1999)			
europa.eu/pol/reg/index_en.htm			
Based on the EU aim of achieving balanced and sustainable development, in particular by strengthening economic and social cohesion.	Economic and social cohesion. Conservation of natural resources and cultural heritage. More balanced competitiveness of the European territory. To achieve more spatially balanced development, these goals must be pursued simultaneously in all	Plan policies to support the overall objectives.	Check that the objectives are reflected in Sustainability Appraisal Framework.

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
	regions of the EU and their interactions taken into account.		
European Habitats Directive (92/43/EEC) (1992)			
ec.europa.eu/environment/nature/legislation			
Maintain or restore designated natural habitat types, and habitats of designated species. Take appropriate steps to avoid degrading or destroying SAC's Linear structures (rivers/streams/hedgerows/field boundaries etc) that enable movement and migration of species should be preserved	Any plan or project likely to have a significant impact on a designated site should undergo an appropriate assessment of its implications for the conservation objectives of the site.	Plan policies to support overall objectives and the requirements of the Directive. Appropriate Assessment of Core Strategy undertaken and requirements incorporated into the plan.	Check that the requirements of the Directive are reflected in the Sustainability Appraisal Framework.
European Birds Directive (79/409/EEC) (1979)			
ec.europa.eu/environment/nature/legislation			
Protection, management and control of all species of naturally occurring birds. Take measures to preserve, maintain or re-establish a sufficient diversity and area of habitat.	No targets identified.	Plan policies to support overall objectives and the requirements of the Directive	Check that the requirements of the Directive are reflected in the Sustainability Appraisal Framework.
European Nitrates Directive (91/676/EEC) (1991)			
ec.europa.eu/environment/water/water-nitrates			
Reducing water pollution caused or induced by nitrates from agricultural sources and; Prevent further such pollution.	No targets identified.	Plan policies to support overall objective and the requirements of the Directive.	Check that the requirements of the Directive are reflected in the Sustainability Appraisal Framework.
European Air Quality Directive (96/62/EC) (1996)			
ec.europa.eu/index_en.htm			
Introduce a common strategy to:	No targets identified.	LPAs should be aware that the	Check that the requirements of the

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>Avoid, prevent or reduce harmful effects on human health and the environment Make information on ambient air quality available to the public Maintain air quality where good and improve it in other cases.</p>		<p>location of development can have a direct effect on improving air quality.</p>	<p>Directive are reflected in the Sustainability Appraisal Framework.</p>
<p>European Water Framework Directive : Integrated River Basin Management for Europe (2000/60/EC) (2000) ec.europa.eu/index_en.htm</p>			
<p>The Directive is intended to enhance waterways and wetlands throughout Europe, to make sure we use water in a sustainable way, to reduce water pollution and to lessen the effects of floods and droughts. The WFD will establish a strategic framework for managing the water environment and provides a common approach to protecting and setting environmental objectives for all ground and surface waters and the promotion of sustainable water use. The Environment Agency has general responsibility for ensuring the Directive is given effect and has to approve environmental objectives, programmes of measures and river basin management plans. For surface water, the Directive</p>	<p>Requires all inland waters to reach 'good status' by 2015.</p>	<p>The Directive highlights the need to protect ground and surface water from incidental, as well as accidental pollution. A need to support the Environment Agency in meeting its responsibilities.</p>	<p>The change in nature of precipitation with climate change (drought/flash floods) will require an increasing recognition of the fallibility of finite water supplies/wetlands to the effects of pollution. This understanding is reflected through its adoption as a Sustainability Objective.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>requires that environmental objectives are based on the chemical and, more significantly, ecological status of the water body. For groundwater, quantitative and chemical objectives must be set. The Directive also requires that statutory strategic management plans be produced for each River Basin District (RBD).</p>			
<p>The Water Framework Directive and Planning, Initial Advice to Planning Authorities in England and Wales (2006)</p>			
<p>www.environment-agency.gov.uk</p>			
<p>Planning bodies need to think about the implications of proposed development and land use change on water, including beyond their local authority boundary and take action now. Future development needs to be planned carefully so that it does not result in further pressure on the water environment and compromise WFD objectives. The environmental aims are: Prevent deterioration of aquatic ecosystems; Protect enhance and restore polluted waters and groundwater to 'good status'; Comply with water related standards and objectives for environmentally protected areas</p>	<p>Requires all inland waters to reach 'good status' by 2015. Inappropriate development in the floodplain. Development that adversely affects water quality.</p>	<p>Identify the water management issues that are relevant to spatial planning – ensure that development does not create adverse pressure on the water environment. Include policies on sustainable water management. Help to ensure that understanding the pressures of, and opportunities for, development are reflected in the analysis underpinning River Basin Management Plans (RBMPs). Ensure that spatial plans complement RBMPs. Review plans on publication of RBMPs to ensure that they contribute towards, and do not compromise the achievements of,</p>	<p>Ensure that the Sustainability Appraisal considers the environmental aims of the WFD.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
established under other EU legislation; Progressively reduce pollution from priority substances and cease or phase out discharges from priority hazardous substances; and Prevent or limit input of pollutants into the groundwater.		WFD objectives. Use established mechanisms for community involvement and communication.	
European Waste Framework Directive 75/442/EEC on waste, amended by Council Directive 2006/12/EC			
ec.europa.eu/environment/waste/legislation/a.htm			
Waste is to be disposed of without causing danger to humans, the environment, the countryside or places of interest. Noise and odour to be minimised.	No targets identified.	Plan policies to support overall objectives and requirements of the Directive.	Check that the requirements of the Directive are reflected in the Sustainability Appraisal Framework.
European Environmental Impact Assessment Directive (97/11/EC) (1997)			
ec.europa.eu/environment/eia/eia-legalcontext.htm			
Requires assessment of the effect of certain public and private projects on the environment.	No targets identified.	Plan policies to support overall objectives and requirements of the Directive	Ensure that 'appropriate assessments' are carried out for sites in locations where development could adversely impact on the environment.
European Strategic Environmental Assessment Directive (2001/42/EC) (2001)			
europa.eu.int/comm/environment/eia/sea-legalcontext.htm			
Ensure that environmental consequences of certain plans and programmes are identified and assessed during their preparation and before their adoption.	No targets identified.	Plan policies to support overall objectives and requirements of the Directive	Ensure that environmental assessment of policy options is built into Sustainability Appraisal Framework to meet requirements of Directive.
European Energy Performance of Buildings Directive (2002/91/EC) (2002)			
ec.europa.eu			
To promote the improvement of the	No targets identified.	Plan policies to support overall	Ensure requirement is reflected in

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
energy performance of buildings within the Community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost-effectiveness.		objectives and requirements of the Directive.	Sustainability Appraisal Framework.
European Noise Directive (2001/14/EC) (2001)			
ec.europa.eu/index_en.htm			
Monitor the environmental problem by drawing up strategic noise maps. Informing and consulting the public about noise exposure, its effects and the measures considered to address noise. Addressing local noise issues by requiring authorities to draw up action plans to reduce noise where necessary and maintain environmental noise where it is good. Developing a long term European Union strategy.	Permissible power sound levels are listed.	Plan policies to support overall objectives and requirements of the Directive.	Ensure requirement is reflected in Sustainability Appraisal Framework.
Aarhus Convention 1998 (UN Economic Commission for Europe (UNECE) Convention on Access to Information, Public Participation in Decision- Making and Access to Justice in Environmental Matters)			
www.unece.org/env/pp/			
Establishes a number of rights of the public (citizens and their associations) with regard to the environment. Public authorities (at national, regional or local level) are to contribute to allowing these rights to become effective.	The right of everyone to receive environmental information that is held by public organisations. Public authorities are obliged to actively disseminate environmental information in their possession. The right to participate from an	Production of Statement of Community Involvement.	Production of Sustainability Report in consultation with relevant organisations, in accordance with Government Guidance and the Statement of Community Involvement.

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
	<p>early stage in environmental decision-making.</p> <p>The right to challenge, in a court of law, public decisions that have been made without respecting the two aforementioned rights or environmental law in general.</p>		
The Sixth Environment Action Programme of the European Community 2002 - 2012			
ec.europa.eu/index_en.htm			
<p>Priority Areas: Climate Change; Nature and Biodiversity; Environment and Health, and Quality of Life; Natural Resources and Waste. The objectives, priorities and actions of the Programme should contribute to sustainable development in the candidate countries.</p>	<p>For each of these areas key objectives and certain targets are identified with a view to achieving the targets.</p>	<p>Plan policies to support the primary areas of the action plan.</p>	<p>Check that the requirements of the Directive are reflected in the Sustainability Appraisal Framework.</p>
Kyoto Protocol on Climate Change (2002)			
unfccc.int/resource/docs/convkp/kpeng.html			
<p>Established to limit the emissions of greenhouse gases.</p>	<p>Reduce greenhouse gas emissions by 5% of 1990 levels, 2008-12. UK has an agreement to reduce greenhouse gas emissions by 12.5% below 1990 levels by 2008-12 and a national goal of a 20% reduction in carbon dioxide emissions below 1990 levels by 2010.</p>	<p>Consider how the plan can contribute to the objectives and targets of the Protocol.</p>	<p>Check that the requirements of the Protocol are reflected in the Sustainability Appraisal Framework.</p>
United Nations Convention on Human Rights (1948)			

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
www.hrweb.org/legal/undocs.html			
Details the basic civil and political rights of individuals and nations.	The rights of an individual to Legal recourse when their rights have been violated, even if the violator was acting in an official capacity The right to privacy and protection of privacy by law Freedom of opinion and expression Freedom of assembly and association	Ensure the LDF and its policies do not violate any human rights.	Ensure the Sustainability Appraisal does not violate any human rights.
European Sustainable Development Strategy (renewed 2006) (2007 first progress report available)			
www.worldsummit2002.org/regions/europe/eusds.htm			
Limit climate change and increase the use of clean energy Address threats to public health Combat poverty and social exclusion Address the economic and social constraints of an ageing society Manage natural resources more responsibly Improve the transport system and land use management	Indicators set for broad measures of sustainability	Informs national legislation and targets and presents a global perspective	Take account of derived targets at national and regional levels
The European (Valetta) Convention on the Protection of the Archaeological Heritage (Revised) (2000).			
conventions.coe.int/Treaty/EN/Treaties/Html/143.htm			
Contains provisions for the identification and protection of archaeological heritage, its integrated conservation, the control of excavations, the use of metal detectors and the prevention of illicit	To provide for the maintenance of an inventory of the country's archaeological heritage (article 2i) To provide for archaeological participation in planning policies designed to ensure well-balanced	Plan policies to support overall objectives and the requirements of the Convention.	Check that the requirements of the Convention are reflected in the Sustainability Appraisal Framework. It closely follows current practice as set out in PPG15 and PPG16. Take account of derived targets at

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
circulation of archaeological objects, as well as for dissemination of information.	strategies for the protection, conservation and enhancement of sites of archaeological interest (article 5ia); To ensure that in development schemes affecting archaeological sites, sufficient time and resources are allocated for an appropriate scientific study to be made of the site and for its findings to be published (article 5iib); To make provision for conservation in situ when feasible (article 5iv).		national and regional levels
NATIONAL CONTEXT			
Securing the Future - UK Sustainable Development Strategy (2005)			
www.defra.gov.uk/sustainable/government/publications/uk-strategy/index.htm			
<p>The revised strategy places a higher priority on living within environmental limits compared to the 1999 strategy.</p> <p>The following principles have been agreed across UK government.</p> <p>The two overarching principles are: Living within environmental limits. Ensuring a strong, healthy and just society.</p> <p>These goals will be achieved by: Achieving a sustainable economy. Promoting good governance. Using sound science responsibly.</p>	<p>Four key aims: Social progress, which recognises the needs of everyone. Effective protection of the environment. Prudent use of natural resources. High and stable levels of economic growth and employment.</p> <p>The strategy lists 68 indicators and targets, many of which have already been reflected in the Scoping Report.</p> <p>Cross-reference to these indicators will be essential to future joint SA</p>	<p>The priority areas should help to inform the key issues and options evolving in the LDF: Helping people make better choices - focus on measures to enable and encourage behavior change, measures to engage people.</p> <p>“One planet economy”: sustainable consumption and production – the environmental impacts of our consumption and production patterns remain severe, and inefficient use of resources is a</p>	<p>Ensure the Sustainability Appraisal fully addresses this national policy. Recognise that it will not always be possible to satisfy all objectives – some trade-offs may have to be made.</p> <p>The Strategy sets out a range of indicators to help inform baseline review and monitoring.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>Priority areas for action that are relevant to the LDF and SA are: Sustainable consumption and production. Climate change and energy. Natural resource protection and environmental enhancement. Sustainable communities.</p>	<p>working within East Surrey.</p>	<p>drag on the UK economy and businesses. Confronting the greatest threat: Climate Change and Energy. Moving to a low carbon economy at the heart of its energy strategy, and set out a long term goal of reducing carbon dioxide emissions by some 60 per cent by about 2050, with real progress to be shown by 2020. A future without regrets: protecting our natural resources and enhancing the environment – need for better understanding of environmental limits, the need for environmental enhancement where the environment is most degraded, the need to ensure a decent environment for everyone, and the need for a more integrated policy framework to deliver this. From local to global: creating sustainable communities and a fairer world - At the national level, the strategy sets out the framework for changing people’s lives through improvements in public services and providing opportunity for all. At the global level, we look at how we will apply the principles of good governance; democracy and partnership and how to work</p>	

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
		effectively to meet locally identified priorities so that this country helps meet Millennium Development Goals.	
Sustainable Communities Plan: Building for the future (2003)			
odpm.gov.uk			
The Plan sets out a long-term programme of action for delivering sustainable communities.	Address the housing shortage Address the shortage of affordable housing Ensure that social housing is brought up to a decent standard Improve the local environment and protect the countryside.	Plan policies to address the issues raised by the plan.	Ensure Sustainability Appraisal objectives reflect the aims of this programme.
Urban White Paper (2000)			
odpm.gov.uk			
Vision of towns, cities and suburbs, which offer a high quality of life and opportunity for all, not just the few.	People shaping the future of their community, supported by strong and truly representative local leaders. People living in attractive, well kept towns and cities which use space and buildings well. Good design and planning which makes it practical to live in a more environmentally sustainable way, with less noise, pollution and traffic congestion. Towns and cities able to create and share prosperity, investing to help all their citizens reach their full potential. Good quality services - health,	Plan policies to contribute to achieving said objectives.	Check that the objectives are reflected in the Sustainability Appraisal Framework.

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
	education, housing, transport, finance, shopping, leisure and protection from crime - that meet the needs of people and businesses wherever they are.		
Rural White Paper (2000)			
defra.gov.uk			
Deliver an improved quality of life for everyone in the countryside - as well as in cities and towns.	A living countryside, with thriving rural communities and access to high quality public services; A working countryside, with a prosperous and diverse economy, giving high and stable levels of employment; A protected countryside, in which the environment is sustained and enhanced, and which all can enjoy; and a vibrant countryside which can shape its own future and whose voice is heard by government at all levels.	Plan policies to contribute to achieving said objectives.	Check that the objectives are reflected in the Sustainability Appraisal Framework. Consider 'rural proofing' the Sustainability Appraisal objectives.
UK Biodiversity Action Plan (1994)			
ukbap.org.uk			
Government's response to the Convention on Biological Diversity. Describes the UK's biological resources and commits a detailed plan for the protection of these resources.	Three types of action plan that set priorities for nationally and locally important habitats and wildlife: Species Action Plan (391) Habitat Action Plans (45) Local Action Plans (150)	Include policies that support objectives for relevant plans.	Check that commitments are reflected in the SA Framework.
Working with the Grain of Nature: A Biodiversity Strategy for England (October 2002)			
www.ukbap.org.uk www.defra.gov.uk			

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>The Government's response to the Convention on Biological Diversity at the Earth 1992 Summit in Rio de Janeiro which describes the UK's biological resources and commits a detailed plan for the protection of those resources.</p> <p>Ensure that construction, planning, development and regeneration have minimal adverse impacts on biodiversity and enhance it where possible.</p> <p>Ensure that biodiversity conservation is integral to sustainable urban communities – built environment and parks and green spaces.</p> <p>Ensure that biodiversity conservation is integral to measures to improve quality of life.</p>	<p>There are 391 Species Action Plans, 45 Habitat Action Plans and approximately 150 Local Biodiversity Action Plans with targeted actions.</p>	<p>Biodiversity needs to become part of development policy on sustainable communities, urban green space and the built environment, and this should be reflected in policies to promote biodiversity conservation and enhancement.</p>	<p>SA objectives should include an objective to conserve and enhance biodiversity and the baseline review should include indicators on biodiversity where these are available.</p>
Rural Strategy (2004)			
www.defra.gov.uk/rural/pdfs/strategy			
<p>Strategy to raise the quality of life and the environment in rural areas by:-</p> <p>Delivering affordable housing.</p> <p>Improving local transport / accessibility.</p> <p>Enhancing the value and natural beauty of the countryside.</p>	<p>None identified.</p>	<p>Policies should be included to encourage/require the delivery of affordable housing in rural areas. Policies should ensure that the countryside is protected for its own sake.</p>	<p>SA objectives need to include improving access to facilities as a means of reducing social exclusion. Local authorities have a crucial role as community leaders joining up services to deliver high quality services that support the development of sustainable communities.</p>
Farming and Food Strategy (2002)			

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
www.defra.gov.uk/farm/policy/sustain/strategy.htm			
To overcome barriers to non-food diversification and market based action on renewable raw materials, alternative crops, wood fuel and tourism.	None identified.	Policies should be included that will permit the establishment of non-food diversification schemes, where planning permission is required. Policies should encourage and/or require the installation of clean wood burning plant.	SA objectives should include increasing the production and use of renewable energy/fuels SA objectives should include requirements to support local food production.
Energy White Paper: Our energy future: creating a low carbon economy (2003)			
www.berr.gov.uk/whatwedo/energy/whitepaper/2003/page21223.html			
Government statement on energy policy	Reduce CO2. Maintain reliability of energy supplies. Promote competitive markets. Ensure that energy is affordable.	Consider how plan polices can support the objectives and targets of the Air Quality Strategy.	Ensure the objectives are reflected in Sustainability Appraisal Framework.
National Air Quality Strategy (2007)			
www.defra.gov.uk/environment			
The strategy sets objectives for 8 main air pollutants to protect health	Targets are set for the following pollutants: Benzene; 1,3-butadiene; Carbon monoxide; lead; nitrogen dioxide; ozone; PM10 particles; sulphur dioxide	LPAs should be aware that the location of development can have a direct effect on improving air quality.	Check that the requirements of the Directive are reflected in the Sustainability Appraisal Framework.
Aviation White Paper – The Future of Air Transport (2003)			
www.dft.gov.uk/about/strategy/whitepapers/air/			
Sets out the strategic framework for the development of airport capacity in the UK over the next 30 years. National: Provide additional airport capacity in response to demand Balance economic and social	General: Government to report on progress by end 2006 Airports required to produce updated safeguarding maps, airport master plans, blight protection schemes and surface access	Heathrow area: Possibility of some growth in throughput beyond T5 during plan period due to more intensive use of existing runways. Potential impact on communities under flight path due to mixed	Airport expansion contributes to maintaining high levels of employment and economic activity and providing for commercial development. Potential impact on air quality, noise and light pollution and congestion. Need to consider mitigation measures

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>benefits with environmental impacts Ensure airport development is linked to wider transport strategy and transport networks</p> <p>Heathrow: Support further development provided stringent environmental limits can be met, including greater utilisation of existing runways and a new runway as soon as possible after Stansted (likely to be 2015-20). Note: site of new runway north of Heathrow and does not include land in Spelthorne. Key environmental issues are air quality, air noise and public transport based surface access. Urgent programme of work to find solutions.</p> <p>Gatwick: Maintain planning agreement ruling out another runway before 2019 Safeguard for a wide spaced second runway after 2019, on its own merits and if conditions on Heathrow can't be met. Note: site of runway to the south of Gatwick outside Surrey but some land take to NW in Mole Valley. Second additional runway rejected.</p>	<p>strategies.</p> <p>Heathrow: Compliance with EU air quality emission targets and 2002 57dBA noise contour area.</p> <p>Gatwick: Compliance with EU air quality emission targets and stringent limits on 57dBA noise contour area should runway be developed.</p>	<p>mode operation, notably Stanwell Moor.</p> <p>Extent of any broader impacts on employment, development pressures, surface access etc dependent on scale of growth but initial indications are that this is not likely to be substantial in percentage terms. Decision unlikely before end 2006. Need to monitor position. No new runway development during plan period, although in principle decision likely. Issue for future plan review. Take account of updated safeguarding maps, airport master plans, blight protection schemes and surface access strategies</p> <p>Gatwick area: No new runway development during plan period but need to safeguard for possible future development Take account of updated safeguarding maps, airport master plans, blight protection schemes and surface access strategies.</p>	<p>described in White Paper.</p>
<p>Civil Aviation Act (2006)</p>			

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
www.dft.gov.uk/about/strategy/whitepapers/air/cab/civilaviationbill			
<p>Implements The Future of Air Transport White Paper commitments on sustainable aviation.</p> <p>Clarify and strengthen the measures available to airports for dealing with aircraft noise.</p> <p>Make explicit the powers of airports to set charges which reflect local emissions from aircraft.</p> <p>Provide powers for a levy to replenish the Air Travel Trust Fund, which benefits customers of failed tour operators.</p> <p>Authorise local authority airport companies to undertake specified activities e.g. sharing expertise / joint ventures.</p> <p>Removes the right of airlines to appeal to the Secretary of State in aviation route licensing cases decided by the Civil Aviation Authority.</p> <p>Clarifies the respective roles of aerodrome managers and the police in protecting an airport.</p>	<p>None identified.</p>	<p>Plans and policies should reflect the objectives and principles outlined in this Act.</p>	<p>Ensure the objectives are reflected in Sustainability Appraisal Framework.</p>
<p>10 Year Transport Plan (2000)</p>			
www.dft.gov.uk/about/strategy/whitepapers/previous/transporttenyearplan2000			
<p>Sets out Government strategy for modernising the transport network. Objectives include:</p>	<p>To tackle congestion and pollution by improving all types of transport - rail and road, public and private - in</p>	<p>Consider how the LDF documents can contribute to the national objectives and targets on transport.</p>	<p>Check that the requirements of the Transport 2010: The 10 year plan are reflected in the Sustainability Appraisal</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>Sharpen the competitiveness of British industry. Boost economic development of regions. Promote urban renaissance. Enhance access and opportunity in rural areas. Reduce social exclusion. Lessen impact of transport on environment at local and global level.</p>	<p>ways that increase choice.</p>		<p>Framework.</p>
<p>White Paper on the Future of Transport: A Network for 2030 (2004)</p>			
<p>www.dft.gov.uk/about/strategy/whitepapers/fot/</p>			
<p>Overarching objective is to provide a transport network that can meet the challenges of a growing economy and the increasing demand for travel, but can also achieve our environmental objectives.</p>	<p>The road network to provide a more reliable and freer-flowing service for both personal travel and freight, with people able to make informed choices about how and when they travel; The rail network to provide a fast, reliable and efficient service, particularly for interurban journeys and commuting into large urban areas; Develop bus services that are reliable, flexible, convenient and tailored to local needs; Making walking and cycling a real alternative for local trips; and Ports and airports to provide improved international and domestic links.</p>	<p>Plans and policies should reflect the objectives and principles outlined in this white paper to ensure the social, economic and environmental issues of transport are considered. Locational strategies should be employed to encourage development near inter-modal facilities.</p>	<p>SA objectives to include sustainable transport principals.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
UK Climate Change Programme (2006)			
www.defra.gov.uk			
The UK programme to deliver its Kyoto target of cutting its greenhouse gas emissions by 12.5%, and moving towards its domestic goal to cut carbon dioxide emissions by 20% below 1990 levels by 2010.	Improve business use of energy Stimulate investment and cut costs; Stimulate new, more efficient sources of power generation; Cut emissions from the transport sector; Promote better energy efficiency in the domestic sector; Improve energy efficiency requirements of the Building Regulations; Continue the fall in emissions from agriculture and forestry; Ensure the public sector takes a leading role.	Plan policies to contribute to achieving said objectives.	Check that the objectives are reflected in the Sustainability Appraisal Framework.
Climate Change Act (2008)			
www.defra.gov.uk			
Key aims: To improve carbon management and help the transition towards a low carbon economy in the UK. To demonstrate strong UK leadership internationally	Legally binding targets: Green house gas emission reductions through action in the UK and abroad of at least 80% by 2050, and reductions in CO2 emissions of at least 26% by 2020, against a 1990 baseline. A carbon budgeting system to cap emissions over five year periods.	Plan policies to contribute to achieving said objectives.	Check that the objectives are reflected in the Sustainability Appraisal Framework
Water Act 2003			
www.opsi.gov.uk/acts/acts2003/ukpga_20030037_en_1			
The key objective is to promote the sustainable use of water by	None identified.	The Act places a duty on public authorities to take into account the	Highlights the increasing need to reduce water usage in the South East.

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
promoting water conservation.		desirability of conserving water supplies to premises. Recognise that the issue of water conservation is increasingly important. Recognise that Water Companies have a duty to prepare drought plans and further water conservation.	Available water supply is finite and is the subject of pressure from both new housing and climate change. The subject is reflected in the Sustainability Appraisal objectives.
Waste Strategy for England and Wales (revised 2007)			
www.defra.gov.uk			
Statement of Government policy on sustainable management of waste and resources.	Local authorities will be required to meet statutory performance targets (BVPIs) for recycling. Decisions about waste management should be based on BPEO. Provide convenient recycling service for household and commercial customers. Provide local leadership to plan and invest in new infrastructure.	Waste is addressed by Surrey County Council as the Waste Planning Authority.	Check that the objectives are reflected in the Sustainability Appraisal Framework.
The Historic Environment: A Force for our Future (2001)			
www.culture.gov.uk/reference_library/publications/4667.aspx			
Obtain a sound knowledge base from which to develop policies. Ensure the historic environment is accessible to everyone and is seen as something with which the whole of society can identify and engage. The historic environment is protected and sustained for the	Number of visits made to participating properties on Heritage Open Days. 1999 more than a million visits in the UK were made to 2,4000 participating properties. There are currently some 500,000 listed buildings and structures. Over 34,000 archaeological sites	The LDF should consider that the historic environment can play an important role in combating social exclusion through lifelong learning, volunteering and regeneration. Recognise the education potential for historic sites. The LDF should encourage high	A solid evidence base for policy making is essential. Have regard to any potential impact on the physical remains of the past. Careful judgments should be made about the value and significance of historic buildings and landscapes. Historic parks, gardens and open

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benefit of our own and future generations. The historic environment's importance as an economic asset is skillfully harnessed.	are currently protected.	quality architecture and landscape design.	spaces constitute urban lungs in which people congregate and spend time.
Planning Policy Statement 1: Delivering Sustainable Development (2005) and Planning and Climate Change Supplement to PPS1			
www.communities.gov.uk			
<p>PPS1 underpins the concept of sustainable communities with sustainable development as the core principle underpinning planning. There are four substantive aims on which sustainability appraisal is based –</p> <ul style="list-style-type: none"> Sustainable economic development Social inclusion Environmental protection Prudent use of resources, which should be addressed in integrating sustainable development into development plans. <p>The Planning and Climate Change Supplement outlines how planning should contribute to reducing emissions and stabilising climate change and take into account the unavoidable consequences.</p>	No targets or indicators explicitly set out but key objectives/policies will form the basis for these.	<p>Plans should deliver sustainable development through a spatial planning approach with a clear vision for the future pattern of development; a consideration of the needs and problems of their communities; and to integrate the wider range of activities related to development. Planning authorities should seek to:</p> <ul style="list-style-type: none"> Promote a positive planning framework for sustainable economic development. Promote urban and rural regeneration and mixed use development. Promote communities which are inclusive, healthy, safe and crime free. Bring forward sufficient land in locations to meet expected needs, taking into account other issues. Provide improved access to all by ensuring new development is located where everyone can 	<p>LPA's may consider, in its circumstances, what extra weight should be given in its policies to an economic, social or environmental objective having regard to national policy or specific issues. Reasons should be explicit and consequences considered and mitigated. Policies should take into account the range of effects on the environment.</p>

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		<p>access services or facilities on foot, bicycle or public transport. Focus development in existing centres to promote vitality and viability. Reduce the need to travel. Promote the more efficient use of land through higher density development and the use of previously developed land. Enhance as well as protect biodiversity, natural habitats, historic environments and landscape and townscape character. Address the causes and impacts of climate change.</p>	
Planning Policy Guidance 2: Green Belts (1995)			
www.communities.gov.uk			
<p>To prevent urban sprawl by keeping land permanently open and protect countryside, agricultural and forestry land. To prevent neighbouring towns from merging into one another. To preserve the setting and special character of historic towns. To assist in urban regeneration, by encouraging the recycling of derelict and urban land. To provide opportunities for access to the open countryside for the</p>	<p>% of dwellings built on previously developed land. National and regional housing targets. Area and % Green belt land lost to development</p>	<p>Ensure that policies reinforce the strategic role of the Green belt, promote re-development of Brownfield sites, raise the quality of green belt land and protect the natural environment. Develop plan polices in accordance with national planning guidance on green belts.</p>	<p>Ensure that the requirements of national planning guidance are reflected in the sustainability appraisal framework. Include sustainability objectives that reflect key objectives set out in PPG2.</p>

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<p>urban population. To retain attractive landscapes, and enhance landscapes, near where people live To secure nature conservation interests.</p>			
<p>Planning Policy Statement 3: Housing (2006)</p>			
<p>www.communities.gov.uk</p>			
<p>The Government's key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. To achieve this, the Government is seeking: To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community. To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need. To improve affordability across the housing market, including by increasing the supply of housing. To create sustainable, inclusive, mixed communities in all areas, both urban and rural.</p>	<p>RSS to set Affordable Housing target for the region and each housing market area. LPA to set a District wide affordable housing target LPA to set separate targets for social rented and intermediate affordable housing. LPA to set clear rural targets. LPA to specify the size and type. The notional minimum site threshold is 15 dwellings, but this can be lower where viable and practicable, including in rural areas. The national annual target is for 60% on previously developed land. A regionally set target should reflect this and the LPA target reflect the regional target.</p>	<p>Set out a housing implementation strategy that describes the approach to managing delivery of the housing and previously developed land targets and trajectories. Within an overall strategy which identifies land for 15 years, (unless there are genuine local circumstances that prevent specific sites being identified) assess and demonstrate the extent to which plans fulfill the requirement for a five year rolling supply of deliverable land for: High quality housing that is well designed and built to a high standard. A mix of housing, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural A sufficient quantity of housing Housing developments in suitable</p>	<p>Include a sustainability objective that ensures everyone has the opportunity to live in a decent affordable home. Appraisal to consider whether LDD addresses: Design quality (character and materials, layout, scale, density and access) Accessibility Safety Housing density Code for Sustainable Homes Climate change Biodiversity Appropriate affordability, size and tenure</p>

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		<p>locations</p> <p>A flexible, responsive supply of land</p> <p>Efficient and effective use of land through:</p> <p>Scenario and contingency planning to identify different delivery options</p> <p>A risk assessment to identify obstacles and constraints to housing delivery. Develop management strategies to address any risks.</p> <p>The approach to engaging with house builders and other key stakeholders to ensure that housing delivery objectives are widely understood and accepted</p> <p>The approach to regular monitoring and review of actual housing delivery performance against the trajectories.</p> <p>An indication of the circumstances in which specific management actions may be introduced should monitoring and review demonstrate that objectives are not or risk not being met.</p> <p>An indication of management actions that may need to be taken in these circumstances.</p>	
<p>Planning Policy Guidance 4: Industrial & Commercial Development and Small Firms (1992) and consultation on PPS4 Planning for Sustainable Economic Objectives (2007)</p>			

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www.communities.gov.uk			
<p>To encourage economic development in a way which is compatible with environmental objectives and to provide the framework for weighing the importance of industrial and commercial development with that of maintaining and improving environmental quality.</p> <p>To provide for the needs of small businesses.</p> <p>To ensure there is sufficient land available which is readily capable of development and well served; to ensure there is a variety of sites available.</p> <p>Encourage new development in locations that reduce the length and number of trips, or where it can be served by more energy efficient modes of transport.</p> <p>Development necessary to sustain the rural economy should be weighed against the need to protect the countryside.</p> <p>To get vacant/under-used urban land back into beneficial (i.e. employment) uses.</p>	<p>Targets/indicators:</p> <p>Levels of unemployment</p> <p>increases in GDP</p> <p>changes in number of jobs and levels of commuting</p> <p>Amount of vacant / available floor space</p>	<p>Need to consider:</p> <p>Thrust of PPG4 objectives with that of new para 42a of PPG3 regarding use of employment land; PPS7 and draft PPS1 and the need for criteria based employment land policies.</p> <p>The “rural proofing” or weighting of employment policies.</p> <p>Policies in preparing LDF, in particular to ensure that economic development is encouraged and there is a flexible supply of land.</p>	<p>Balance the need to allocate and/or safeguard employment land against wider locational, social, economic and environmental factors and the need for land for housing.</p>
Planning Policy Statement 6: Town Centres and Retail Development (2005)			
www.communities.gov.uk			
Create vital and viable town centers	To provide a substantial	Promote a mix of uses in town	Town centres identified as a focus for

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<p>based on a network of centres set out in the regional spatial strategy. Policy objectives to:</p> <ul style="list-style-type: none"> Promote social inclusion. Encourage investment to regenerate deprived areas. Promote economic growth Deliver sustainable patterns of development by using high density, mixed-use development. Promote high quality design to provide attractive and safe environments. 	<p>percentage of retail, office and leisure accommodation within town centres.</p>	<p>centres.</p> <p>Clarify any changes of status of lower level centres, and the implications of changes in the status of higher-level centres (any changes to higher level centres will be identified in the regional spatial strategy).</p> <p>Core Strategy to set out network and hierarchy of centres within the District's area, defining how the roles of the different centres contribute to the overall spatial vision.</p> <p>Define the extent of the primary shopping area and the town center on the Proposals Map.</p> <p>Identify and allocate sites for development.</p> <p>Set out criteria-based policies for assessing and locating new development proposals, including phasing and release of development sites over the plan period.</p>	<p>economic development and therefore likely to be a key contributor to economic growth objectives.</p> <p>Emphasis on accessibility of facilities relevant to social inclusion</p> <p>Focus on town centres will have implications for need to travel and modal choice – relevant to environmental protection.</p> <p>Anti social behaviour identified as an issue in town centre management and planning for evening economy.</p> <p>Relevant to creating safer and secure communities.</p> <p>Housing in mixed use schemes relevant to housing needs objective.</p>
<p>Planning Policy Statement 7: Sustainable Development in Rural Areas (2004)</p>			
<p>www.communities.gov.uk</p>			
<p>To raise the quality of life and the environment in rural areas.</p> <p>To promote more sustainable patterns of development supporting the rural economy.</p>	<p>None identified.</p>	<p>Policies must be underpinned by up to date, robust information on needs and priorities of rural communities and businesses, and the interdependence of urban and</p>	<p>The Sustainability Appraisal objectives should reflect the need to protect and enhance the rural environment and promote sustainable rural economies.</p>

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To promote sustainable, diverse and adaptable agriculture.		<p>rural areas.</p> <p>New development in the open countryside, outside identified local service centres (towns and villages) should be strictly controlled.</p> <p>The best and most versatile agricultural land should be protected.</p> <p>Policies should conserve, and where possible, enhance specific features and sites of landscape, wildlife, historic or architectural value in accordance with statutory designations, and take account of the need to protect natural resources and provide for sensitive exploitation of renewable energy sources (PPS22).</p> <p>Sufficient housing land to be made available within or adjoining existing villages to meet the needs of local people, in accordance with PPG3.</p> <p>LDD policies should support sustainable farm diversification & tourism.</p> <p>All development should be well designed and sensitive to the character of the countryside and the locality.</p>	
Planning Policy Guidance 8: Telecommunications (2001)			

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www.communities.gov.uk			
Facilitate the growth of new communications systems in order to provide people with a wider choice, while protecting human health and keeping environmental impact to a minimum.	No targets Indicators: Number and location of existing telecommunications developments	Develop plan policies in line with national planning guidance on telecommunications Policies should provide for the consideration of the location of new communication systems Policies to promote the importance of pre-application discussions between LPAs, interested parties and telecommunications providers.	Ensure that the requirements of national planning guidance are reflected in the Sustainability Appraisal framework.
Planning Policy Statement 9: Biodiversity and Geological Conservation (2005) and accompanying Circular 06/05 Biodiversity and Geological Conservation (2005)			
www.communities.gov.uk			
Ensure policies are based upon up to date information about environmental characteristics of the area. Seek to maintain, enhance or add to biodiversity and geological conservation interests. Take a strategic approach to conservation and enhancement of biodiversity. Promote opportunities to incorporate beneficial biodiversity and geological features with a development Consider whether development can be accommodated without causing harm to biodiversity/geological interests.	No set targets or indicators.	Development plan policies and planning decisions should be based upon up-to-date information about the environmental characteristics of their areas. These characteristics should include the relevant biodiversity and geological resources of the area. In reviewing environmental characteristics local authorities should assess the potential to sustain and enhance those resources. Need to ensure that plan policies and land allocations have due regard to the need to protect and where possible enhance biodiversity.	Need to structure objectives to reflect these principles and include relevant indicators. Need to ensure that biodiversity is integrated with other considerations when making decisions on land use policy.

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Planning Policy Statement 10: Planning for Sustainable Waste Management (2005)			
www.communities.gov.uk			
<p>Government policy on planning and waste.</p> <p>To help deliver SD through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option.</p> <p>To provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities.</p> <p>To help implement the national waste strategy and supporting targets.</p> <p>To help secure the recovery or disposal of waste without endangering human health and without harming the environment, and enable waste to be disposed of in one of the nearest appropriate installations.</p> <p>To reflect the concerns and interests of communities, the needs of waste collection authorities and business, and encourage competitiveness</p> <p>To protect Green Belts, but</p>	None identified.	<p>Sufficient opportunities to meet the identified needs of the area for waste management for all waste streams should be incorporated into the RSS.</p> <p>In turn, LPAs should prepare LDDs that reflect their contribution to delivering these aims. Waste is addressed by Surrey County Council as Waste Planning Authority.</p> <p>Proposed new development should be supported by site waste management plans, showing how materials will be reused and recovered, and how off-site disposal of waste will be minimized. Good design and layout in new development can help secure opportunities for sustainable waste management, including for kerbside collection and community recycling as well as for larger waste facilities.</p>	SA should be applied so as to shape planning strategies that support the Government's planning objectives for waste management set out in this PPS.

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<p>recognise the particular locational needs of some types of waste management facilities, together with wider SD benefits</p> <p>To ensure the design and layout of new development supports sustainable waste management.</p>			
<p>Planning Policy Statement 12: Local Spatial Planning (2008)</p>			
<p>www.communities.gov.uk</p>			
<p>The Local Development Framework, together with the Regional Spatial Strategy, forms the development plan, providing the essential framework for planning in the local authority's area.</p> <p>Local planning authorities should adopt a spatial planning approach to local development frameworks to ensure the most efficient use of land by balancing competing demands within the context of sustainable development.</p>	<p>The Local Development Framework should contain within its documents, an integrated set of policies which are based on a clear understanding of the economic, social and environmental needs of the area and any constraints on meeting those needs.</p> <p>The strategy and the policies in local development documents should relate to the geography of the area and be founded on its physical and demographic characteristics, internal and external links and relationships with neighbouring areas.</p>	<p>Advice to be followed throughout the LDF process.</p>	<p>Sustainability Appraisal (incorporating Strategic Environmental Assessment) to be integral to the LDF process.</p>
<p>Planning Policy Guidance 13: Transport (2001)</p>			
<p>www.communities.gov.uk</p>			
<p>Integrate planning and transport at the national, regional, strategic and local level to:</p> <p>Promote more sustainable transport choices for both people and for</p>	<p>No targets are set in PPG13; however related targets are set in the Local Transport Plan.</p>	<p>LPAs, when preparing development plans should: Manage the pattern of growth, whether that is housing, jobs, shopping, leisure, industry etc to</p>	<p>Motorised traffic has significant implications for health, air quality and climate change. Its significant effects have been reflected in several SA objectives.</p>

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<p>moving freight. Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. Reduce the need to travel by car Ensure integration between different transport types. Ensure integration with policies for the environment, education, health and the economy, as well as land-use.</p>		<p>reduce the reliance in the car for travel needs. Ensure that non-car modes are actively promoted. Ensure that strategies in the development and local transport plan complement each other. Use parking policies, alongside other planning and transport measures, to promote sustainable transport choices and reduce reliance on the car. Give priority to people over ease of traffic movement (including reallocation of road space). Ensure that the needs of disabled people – as pedestrians, public transport users and motorists - are taken into account. Protect sites and routes, which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.</p>	
<p>Planning Policy Guidance 14: Development on Unstable Land (1990)</p>			
<p>www.communities.gov.uk</p>			
<p>To ensure that wherever possible unstable land is not sterilised and that physical constraints are taken into account at all stages of planning so that appropriate development can be undertaken.</p>	<p>None identified.</p>	<p>None directly, although issues will be addressed in the Waste and Minerals LDF. The issue of building on previously restored land could require appropriate policy.</p>	<p>Making the best use of previously developed land.</p>

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Planning Policy Guidance 15: Planning and the Historic Environment (1994) - From 8 March 2007 the guidance in Circular 01/07: Revisions to Principles of Selection for Listed Buildings, replaces Section 6, paragraphs 6.1 – 6.40, of PPG 15 and the existing paragraphs 6.1 – 6.40 are revoked. www.communities.gov.uk			
Recognise the need for economic growth with the need to protect and enhance historic buildings, conservation areas and other elements of the historic environment For local authorities to maintain and strengthen their commitment to stewardship of the historic environment, and to reflect it in their policies and their allocation of resources.	Development adversely affecting heritage buildings, sites or areas, and historic parks and gardens Number and proportion of listed buildings at risk Number of sites and buildings where preservation in situ is achieved Number of schemes for the enhancement of conservation areas Proportion of developments on sites over 0.4 hectares or within areas of high archaeological potential for which a prior assessment of the archaeological resources was prepared Records made where development affecting sites or areas takes place (Surrey County Council Structure Plan targets)	To adopt suitable policies within the LDF giving practical effect to them through development control decisions Some detailed conservation policies that have no bearing on issues of development control should be considered within the LDF, for example policies for the treatment of some internal features of listed buildings where this would not affect consideration of planning applications but might require listed building consent.	Protection of the historic environment is a key aspect of environmental responsibilities and is required to be taken into full account when formulating SA framework objectives and appraisal criteria.
Planning Policy Guidance 16: Archaeology and Planning (1990) www.communities.gov.uk			
Archaeological remains are finite, non-renewable, fragile and vulnerable. Care must be taken that they are not needlessly or thoughtlessly destroyed	Number of sites and buildings where preservation in situ is achieved Proportion of developments on sites over 0.4 hectares or within	LDFs should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings. The proposals map should	Protection of the archaeological environment is a key aspect of environmental responsibilities and is required to be taken into full account when formulating SA framework

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There should be a presumption in favour of the physical preservation of nationally important archaeological remains, whether scheduled or not.	areas of high archaeological potential for which a prior assessment of the archaeological resources was prepared Records made where development affecting sites or areas takes place (Surrey County Council Structure Plan targets)	define the areas and sites to which the policies and proposals apply.	objectives and appraisal criteria.
Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (2003), and Companion Guide: Assessing Needs and Opportunities.			
www.communities.gov.uk			
Supporting urban renaissance Supporting a rural renewal Promotion of social inclusion and community cohesion Promotion of health and well being Promoting more sustainable development	Existing facilities should be protected and maintained. Additional facilities should be provided where need is proven. Improvements should be made to accessibility.	LPAs should undertake assessments of the existing and future needs of their communities for open space, sports and recreational facilities. Local standards based on assessment of need and audits of existing facilities should be included within development plans. Policies concerning contributions towards infrastructure provision should include open space, recreation and sports within any list of possible requirements.	Planning policies should ensure that facilities (particularly in urban areas) are easily accessible by walking and cycling and that more heavily used or intensive sports and recreational facilities are planned for locations well served by public transport. SA objectives need to include access to open space, sport and recreational facilities as a means of reducing social exclusion.
Planning Policy Guidance 18: Enforcing Planning Control (1991)			
www.communities.gov.uk			
Provides advice on the use of enforcement powers. Concerned that there is effective action to address unauthorised activities that damage the quality of people's lives.	None specified.	Relates to Core Strategy and Development Control policies mainly in the objective to safeguard public amenity and existing buildings and uses in the public interest. Is likely to have impacts	Relates to all the economic, environmental and social capital identified in the objectives and indicators element of the SA. Will be of particular relevance to "maintenance of high and stable levels of economic

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Refers to increased penalties to discourage unauthorised activities. Advocates sympathetic treatment of small businesses and householders who may not be able to access professional advice or who have unwittingly embarked upon unauthorised activities.		for all elements of Core Strategy in regard to the implementation of strategies and policies. Its impact on development of strategies is likely to be more limited.	growth” by virtue of the prominence it gives to encouraging a sympathetic approach to SMEs. Effective use of the powers referred to in this document will help to safeguard the quality of life in the area which can be measured and monitored having regard to the SA indicators.
Planning Policy Guidance 19: Outdoor Advertisement Control (1992)			
www.communities.gov.uk			
Provides advice on the application of advertisement control Sets out the application of control in relation to amenity and public safety only Advocates the use of design guides to inform advertisement control Recognises a need for special control in some areas and in relation to certain buildings	None specified.	Will relate to environment and transport policies and strategies. Can impact on area based policy and action plans particularly where special control is proposed. Relates to Development Control policies.	Relates to economic and environmental capital identified in the objectives and indicators element of the SA. Conflicts likely between needs of business for advertising (maintaining high and stable levels of economic growth) and providing effective protection of the environment. However, the guidance provides assistance on how these competing needs should be balanced.
Good practice guide on planning for Tourism (2006) (Superseded - Planning Policy Guidance 21: Tourism (1992))			
www.communities.gov.uk			
Maximising the economic and employment benefits of tourism Safeguarding the environment Protecting the interests of communities that cater for tourism but suffer from its effects To direct tourism to appropriate locations	Achieve sustainable development that serves the interests of both economic growth and conservation of the environment.	LDF policies to support the objectives of this national guidance. To ensure tourism provides benefits for the local economy without harming the environment.	The needs of visitors and accessibility to natural, archaeological, historic environments and cultural assets must be recognised in the Sustainability Appraisal Framework.

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To regulate capacity in areas where local facilities or infrastructure could become overloaded			
Planning Policy Statement 22: Renewable Energy (2004) and Companion Guide			
www.communities.gov.uk			
<p>Sets out the pro-active approach to be taken by Planning Authorities in meeting the Government's aspirational target of 20% of UK's electricity to be produced from renewables by 2020.</p> <p>To promote and encourage renewable energy development wherever technologically viable.</p> <p>To ensure that the wider environmental and economic benefits (which are material considerations) should be given significant weight in determining RE planning applications.</p> <p>To ensure that the location of RE development is not restricted by assumptions regarding technical or commercial feasibility.</p> <p>To ensure that small scale projects are supported as valuable contributions.</p> <p>To require that a percentage of the energy used in residential, commercial or industrial developments comes from on-site energy developments.</p>	<p>Government target is to generate 10% of UK electricity from renewable energy sources by 2010 and 20% by 2020.</p> <p>Sub-regional targets for installed land-based renewable energy have been set for Thames Valley and Surrey in RPG9 Policy Inf 7:</p> <ul style="list-style-type: none"> - 2010: 140 MW - 2016: 209 MW 	<p>RE development should be promoted by a criteria-based approach as opposed to areas of search (except where developers have expressed an interest)</p> <p>In areas of land designation, RE development should only be granted where the objectives of designation are not compromised. However the relative merits of the development to meet other sustainability objectives should be considered</p> <p>RE can only be exploited where the resource exists – RE development should therefore not be judged by a sequential approach</p>	<p>PPS 22 is the key guidance governing the development of renewable energy.</p> <p>"Positive planning": the promotion and facilitation of RE development is vital to delivering the Government's commitment to reduce the causes of climate change.</p>

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To foster community involvement in RE projects by LPAs, LSPs and developers.			
Planning Policy Statement 23: Planning and Pollution Control (2004)			
www.communities.gov.uk			
<p>Identify and remove unacceptable risks to human health and the environment</p> <p>To seek to bring damaged land back into beneficial use.</p> <p>To seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, manageable and economically sustainable.</p> <p>To control and minimise greenhouse gas emissions and take account of climate change.</p> <p>Taking a long term perspective.</p> <p>Respecting environmental limits.</p> <p>Applying the precautionary principle and make the polluter pay.</p>	<p>National targets:</p> <p>To reduce greenhouse gas emissions by 12.5% below base year levels by 2008-2012</p> <p>Cut CO2 emissions by 20% below 1990 levels by 2010 and 60% by 2050.</p> <p>Indicators:</p> <p>Level of vehicle emissions.</p> <p>Emissions of greenhouse gases.</p> <p>Annual average of NO2 and PM10 within AQMAs relative to national standards.</p> <p>Monitoring of LEQ levels around airports.</p> <p>Water quality.</p>	<p>Design policies in accordance with national and international obligations.</p> <p>Ensure that plan policies promote the re-use of contaminated land and reduce air pollution.</p> <p>Ensure plans are in line with national planning guidance on pollution control.</p>	<p>Incorporate sustainability objectives that recognise climate change and general need to reduce pollution such as testing sustainability of policies for infrastructure.</p>
Planning Policy Guidance 24: Planning and Noise (1994)			
www.communities.gov.uk			
<p>PPG 24 gives guidance to local authorities on the use of their planning powers to minimise the adverse impact of noise. It:</p> <p>Outlines the considerations to be taken into account in determining planning applications both for noise sensitive developments and for</p>	<p>There are no targets however PPG24 does recommend noise exposure categories (NEC) for residential development affected by different types of transportation noise sources (NEC 'A' [no particular problem] to NEC'D' [normally refused]).</p>	<p>To adopt suitable policies within the LDF taking into account the general themes of the national guidance.</p>	<p>Protection from excessive noise levels is a key aspect of sustainability responsibilities and is required to be taken into full account when formulating SA framework objectives and appraisal criteria.</p>

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<p>those activities which will generate noise; Advises the use of BS 4142 for the assessment of noise from industrial and commercial development; Highlights measures that can be taken to mitigate the impact of noise; advises on the use of conditions to minimise the impact of noise.</p>			
<p>Planning Policy Statement 25: Development and Flood Risk (2006) and PPS25 Development and Flood Risk Practice Guide (2008)</p>			
<p>www.communities.gov.uk</p>			
<p>Identify land at risk and the degree of risk of flooding from rivers and other sources in the areas; Prepare Strategic Flood Risk Assessments (FRA), either as part of the SA or as a free-standing assessment that contributes to that Appraisal; Farming policies for the location of development which avoid flood risk to people and property where possible and manage any residual risk, taking account of the impacts of impact change; Reduce flood risk to and from new development through location, layout and design, including the application of a sustainable approach to drainage; Use opportunities offered by new</p>	<p>The number of planning applications permitted by LPAs where the outcome is known against a sustained objection from the EA on flood risk grounds, as a % of the total number of applications to which the EA sustained an objection on flood risk grounds; The number of planning applications for major development permitted by LPAs where the outcome is known against a sustained objection from the EA on flood risk grounds, as a percentage of the total number of planning applications permitted against sustained EA advise on flood risk; The lack of a FRA or an inadequate FRA cited as the reason for an EA</p>	<p>Set out policies for the allocation of sites and the control of development, which avoid flood risk to people and property where possible and manage it elsewhere, through location, layout and design, including the application of a sustainable approach to drainage. Policies should only permit development in areas of flood risk when there are no suitable alternative sites and where the benefits of the development outweigh the risks from flooding.</p>	<p>Ensure that there is a sustainability objective that new development does not increase flood risk, and that development is not unnecessarily exposed to flooding.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>development to reduce flood risk to communities; Only permit development in areas of flood risk when there are no suitable alternative sites in areas of lower flood risk and the benefits of the development outweigh the risks from flooding; Work effectively with the Environment Agency (EA) and other stakeholders to ensure that best use is made of their expertise and information so that decisions on planning applications can be delivered expeditiously; and Ensure spatial planning supports flood risk management and emergency planning.</p>	<p>objection to planning applications as a percentage of the total number of its objections on flood risk grounds; The number of decision notices received from LPAs by the EA as a % of the number of objections the EA made to planning applications on flood risk grounds; and The no. of cases in which LPAs reconsulted the EA on flood risk issues as a percentage of the number of planning permissions granted against Agency advice on flood risk.</p>		
<p>Circular 01/06 (ODPM) Planning for Gypsy and Traveller Caravan Sites</p>			
<p>www.communities.gov.uk</p>			
<p>To create and support sustainable, respectful and inclusive communities where gypsies and travellers have fair access to suitable accommodation, education, health and welfare provision; Mutual respect and consideration between all communities for the rights and responsibilities of each community and individual; and respect between individuals and communities towards the</p>	<p>No identified targets Various potential indicators identified on access to services</p>	<p>To ensure that DPDs include fair realistic and inclusive policies and to ensure identified need is dealt with fairly and effectively LPAs are required to carry out Gypsy and Traveller Accommodation Assessments (GTAAAs) that are integral to assess general accommodation needs. The data collected through the GTAA process will inform the preparation of DPDs.</p>	<p>Relevant indicators on gypsies & travellers provision need to be included and monitored GTAAAs to inform baseline data for SA Policies relating to gypsies & travellers need to be assessed against specific sustainability criteria such as access to services, attendance at school, location of sites. All sites considered as options for a site allocations DPD must have their social, environmental and economic</p>

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<p>environments in which they live and work; To reduce the number of unauthorised encampments and developments and the conflict and controversy they cause and to make enforcement more effective To increase significantly the number of gypsy and traveller sites in appropriate locations with planning permission in order to address underprovision over the next 3-5 years; To recognise, protect and facilitate the traditional travelling way of life of gypsies and travellers, whilst respecting the interest of the settled community; To underline the importance of assessing needs at regional and sub-regional level and for local authorities to develop strategies to ensure that needs are dealt with fairly and effectively; To identify and make provision for the resultant land and accommodation requirements; To promote more private gypsy and traveller site provision in appropriate locations through the planning system; To help to avoid gypsies and</p>		<p>Community involvement and engagement with gypsy and travellers is expected at an early stage in the preparation of DPDs. The resulting policies on community involvement relating to gypsy and travellers are required to be set out in the SCI. The number of pitches set out in the RSS must be translated into specific site allocations in the relevant DPD The Core Strategy should set out criteria for the location of gypsy and traveller sites. This will used to guide the allocations in the relevant DPD.</p>	<p>impacts assessed in accordance with the requirements of SA.</p>

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travellers becoming homeless through eviction from unauthorised sites without and alternative move to.			
Circular 04/07 Travelling Show people			
www.communities.gov.uk			
The Circular advises Planning Authorities to consider the needs of traveling show people when preparing their plans and to make a realistic assessment of the amount of accommodation required. Where there has been a tradition of sites occupied by show people, and/or a local need for sites has been demonstrated, plans may make specific proposals for sites which would be suitable locations for show people's winter quarters.	No identified targets or indicators	The Circular makes the distinction between gypsies and travellers and travelling show people, which is important as their needs are different and need to be treated as such in DPDs and evidence gathering. It is essential for early stakeholder engagement with show people to discuss and assess needs.	All sites considered as options for a site allocation DPD must have their social, environmental and economic impacts assessed in accordance with the requirements of SA.
Circular 05/05 Planning Obligations (2005)			
www.communities.gov.uk			
Provides guidance to local authorities on the use of planning obligations. Clarifies the basis on which planning obligations should be assessed for their acceptability in policy terms. Gives guidance on the process of securing obligations In some circumstances, it may be possible to make acceptable	None Identified	Development plan policies are therefore a crucial pre-determinant in justifying the seeking of any planning obligations since they set out the matters which, following consultation with potential developers, the public and other bodies, are agreed to be essential in order for development to proceed. In order to allow developers to	It will in general be reasonable to seek, or take account of, a planning obligation if what is sought or offered is necessary from a planning point of view, i.e. in order to bring a development in line with the objectives of sustainable development.

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>development proposals which might otherwise be unacceptable through the use of planning conditions, or where this is not possible, through planning obligations.</p> <p>Obligations must be relevant, necessary, directly related, fair and reasonable in scale, and reasonable in all other aspects.</p>		<p>predict as accurately as possible the likely contributions they will be asked to make through planning obligations and therefore anticipate the financial implications for development projects, local authorities should seek to include as much information as possible in their published documents in the LDF.</p> <p>For example, general policies about the principles and use of planning obligations and more detailed policies applying the principles set out in the DPD (e.g. application to specific localities and likely quantum of contributions) ought to be included in SPDs.</p>	
<p>The Framework for Sport in England (2004)</p>			
<p>www.sportengland.org</p>			
<p>To improve planning frameworks to ensure that provision for sport is included. The new planning system should recognise the importance of sport in helping to deliver sustainable communities and in particular ensure that money is secured from new housing developments for investment in sport.</p>	<p>No targets or indicators are explicitly set out.</p>	<p>Develop policies to ensure the provision of sport.</p>	<p>Include sustainability objectives that recognise the role that sport plays in helping to deliver sustainable communities.</p>
<p>Securing the future: delivering UK Sustainable Development Strategy (2005)</p>			
<p>www.sustainable-development.gov.uk</p>			

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>Social progress which recognises the needs of everyone</p> <p>Effective protection of the environment</p> <p>Prudent use of natural resources</p> <p>Maintenance of high and stable levels of economic growth and employment</p> <p>Increase investment in people and equipment for a competitive economy</p> <p>Reduce the level of social exclusion</p> <p>Promote a transport system which provides choice, and also minimises environmental harm and reduces congestion</p> <p>Direct development and promote agricultural practices to protect and enhance the countryside and wildlife</p> <p>Increase energy efficiency</p>	<p>Various</p>	<p>Directly acknowledge objectives</p>	<p>Take account of guiding principles when using objectives, indicators and targets</p>
<p>White Paper: Our Towns and Cities: The Future (2000)</p>			
<p>www.odpm.gov.uk</p>			
<p>Enable people to shape the future of their community, supported by strong and truly representative local leaders</p> <p>Enable people to live in attractive, well kept towns and cities which use space and buildings well</p> <p>Encourage good design and planning which makes it practical to</p>	<p>No identified targets</p>	<p>Considered in PPS6</p>	<p>Take account of guiding principles when using objectives, indicators and targets</p>

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live in a more environmentally sustainable way, with less noise, pollution and traffic congestion Promote good quality services- health, education, housing, transport, finance, shopping, leisure and protection from crime- that makes the needs of people and businesses wherever they are			
White Paper: The Future for Transport- a network for 2030 (2004)			
www.dft.gov.uk/stellent/groups/dft_transstrat/documents/page/dft_transstrat_503944.hcsp			
Ensure that society can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future Plan ahead and get the best out of our transport system without damaging the overall quality of life Anticipate and manage the pressures faced over the next 20-30 years compounded by decades of under-investment Ensure that the road network provides a more reliable and free-flowing service for both personal travel and freight, with people able to make informed choices about how and when they travel Ensure that the rail network provides a fast, reliable and efficient service, particularly for inter-urban	Various targets	Establish premise for local sustainable transport planning	Encourage positive contribution of plan to sustainable transport

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<p>journeys and commuting into large urban areas</p> <p>Ensure that bus services are reliable, flexible, convenient and tailored to local needs</p> <p>Enable walking and cycling to become viable alternative transport means for local trips</p>			
<p>The Wildlife and Countryside Act (1981) (as amended by the Countryside and Rights of Way Act (2008))</p>			
<p>www.jncc.gov.uk/page-3614</p>			
<p>The Act makes it an offence (subject to exceptions) to: intentionally kill, injure, or take, possess, or trade in any wild animal listed in Schedule 5, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places. The Act also prohibits certain methods of killing, injuring, or taking wild animals.</p> <p>pick, uproot, trade in, or possess (for the purposes of trade) any wild plant listed in Schedule 8, and prohibits the unauthorised intentional uprooting of such plants.</p> <p>The Act contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals</p>	<p>No identified targets. However, indicators around annex 1 species and quality of SSSIs will look to monitor the Council's role regarding this act.</p>	<p>Design policies in accordance with national obligations.</p>	<p>Key themes to be incorporated into sustainability objectives and indicators and development of options.</p>

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<p>and planting of plants listed in Schedule 9. It also provides a mechanism making any of the above offences legal through the granting of licences by the appropriate authorities.</p> <p>The amended act now also requires local authorities to take reasonable steps to further the conservation and enhancement of SSSIs. It also requires local authorities to consult with Natural England prior to authorising any planning permission that is likely to damage an SSSI.</p>			
Draft Flood and Water Management Bill			
<p>The draft Flood and Water Management Bill will:</p> <ul style="list-style-type: none"> deliver improved security, service and sustainability for people and their communities it will be clear who is responsible for managing flood risk protect essential water supplies modernise the law for managing flood risk and reservoir safety encourage more sustainable forms of drainage enable water companies to control more non-essential uses of water during droughts make it easier to resolve misconnections to sewers 		<p>It will support the delivery of more sustainable local flood protection and improved water management. The Bill will support local authorities to provide more effective co-ordination around flood protection. Local authorities will also need to consider a full range of measures in managing flood risk. In relation to drainage the Bill will require all new developments to seek approval for its drainage system from the County Council to ensure they take account of sustainable drainage guidance.</p>	<p>This will have an impact on the flooding and climate change objectives of the Sustainability Appraisal and should mitigate against some of the concerns raised in any SA of the impact of new development on flooding.</p>

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The overall effect will be a healthier environment, better service and greater protection for people, their communities and businesses.			
Future Water. The Government's Water Strategy for England			
<p>Future Water sets out the Government's vision for water management until 2030. Its objectives are to:</p> <ul style="list-style-type: none"> improved the quality of our water environment and the ecology which it supports, and continued to provide high levels of drinking water quality from our taps; sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water; ensured a sustainable use of water resources, and implemented fair, affordable and costreflective water charges; cut greenhouse gas emissions; and embedded continuous adaptation to climate change and other pressures across the water industry and water users. 	<p>There are no specific targets set within the document. However, there are a series of actions that the government will take in order to deliver its strategy that are relevant to the SA. For example the Government state that all social housing funded through the Housing Corporation to be built to level 3 of the Code for Sustainable Homes, 105 l/p/d, from April.</p>	<p>This strategy supports a more sustainable approach to water use that will impact on the design of buildings and the approach to land use. Buildings will need to be more sustainable in relation to water use and consideration to their impact on flooding, such as through the use of hard surfaces will become more important.</p>	<p>The measures and objectives set out in the this strategy will support a more sustainable approach to water use within local areas and, in the long term, reduce the impact of development on water use and flooding.</p>
Making Space for Water (2004)			
The aim set out by the Government in this document is to manage risks by employing an integrated portfolio	The document does not set any relevant targets or indicators.	The greater use of flood risk impact assessment son regional and local policy and increasing the use of	Any change in policy that seeks to reduce the impact of new development on flooding will support the overall

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<p>of approaches which reflect both national and local priorities, so as to:</p> <p>reduce the threat to people and their property; and</p> <p>deliver the greatest environmental, social and economic benefit, consistent with the Government's sustainable development principles.</p> <p>This will be achieved through:</p> <p>taking a more holistic and risk driven approach to flood management</p> <p>Better use of the planning system supporting the development of integrated urban drainage systems.</p> <p>looking at land use solutions in rural areas.</p>		<p>sustainable urban drainage systems are key elements of this document.</p>	<p>mitigation strategy. Need to ensure that the measures highlighted by the document are incorporated in and LDF.</p>
<p>Conservation (Natural Habitats &c) Regulations 1994 (as amended)</p>			
<p>This regulation transposes the EC habitats Directive into UK Law and provide legal protection to habitats and species that are of European Importance. In relation to Elmbridge this means that the Borough has had to undertake an Appropriate Assessment to determine the impact of the development proposals set out in the Core Strategy.</p>	<p>Status of Annex 1 bird species in TBH SPA</p> <p>The efficacy of Suitable Alternative Natural Greenspace sites (SANGs).</p>	<p>The Core Strategy has been through an appropriate assessment to ensure that the proposals within it will not have a significant negative impact on habitats or species of European importance. The LDF and Core Strategy will need to support mitigation strategies to address the impact that development will have on these areas – namely the Thames Basin Heaths areas that are in and surround the borough.</p>	<p>Need to take account of the impact on these areas through on going monitoring of sustainability issues. Inclusion of indicators such as status of annex 1 birds will be key.</p>

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Natural Environment and Rural Communities Act (2006)			
Whilst the principal focus of this act was the creation of Natural England and the Commission for Rural Communities it also states that every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.	No specific targets or indicators are set within this legislation.	Preservation of local biodiversity will have to be a key part of the LDF with specific policies ensuring its long term protection.	SA will need to ensure that biodiversity is maintained and not negatively effected by other policies in the Core Strategy and other LDF documents.
Circular 06/2005: Biodiversity and Geological Conservation			
Circular provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It complements the expression of national planning policy in Planning Policy Statement 9, Biodiversity and Geological Conservation (PPS9) and the accompanying Good Practice Guide. It brings together guidance on a number of topics including Special Protection Areas, Special Areas of Conservation, RAMSAR sites and SSSIs. It also outlines the role of planning in nature conservation and the use of statutory powers and other duties.	The Circular does not set out any indicators or targets.	Implications for the LDF are to ensure that DPDs and SPDs support the protection and conservation of important sites for conservation and biodiversity. Monitoring should also take account of the circular to ensure that development is not impacting on these sites.	SA will need to ensure that SSSIs, SACs, SPAs and RAMSAR sites are maintained and not negatively effected by other policies in the Core Strategy and other LDF documents.

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REGIONAL CONTEXT			
Regional Spatial Strategy for the South East – South East Plan (2009)			
http://www.gose.gov.uk			
Spatial framework for the preparation of local authorities' development plans and other strategies and programmes in the region.	Ensuring a higher quality environment. Promoting economic opportunities. Concentrating development in urban areas. Promoting sustainable use of the region's natural resources. Promoting wider choice in travel options, and reducing reliance on the car.	LDF must be in conformity with the Regional Spatial Strategy.	Integrated Regional Framework (IRF) to be taken into account in the development of objectives and indicators. Level of housing and economic growth will be the key issue for SA.
Regional Transport Strategy (2004)			
www.southeast-ra.gov.uk/publications/strategies/transport.html			
Formulated by South East England Regional Assembly (SEERA) (revision of RPG9 Chapter 9). Regional framework that will ensure that the investment programmes of local authorities, transport providers and other key stakeholders in the transport sector complement and support the wider regional objective of delivering a more sustainable pattern of development.	Priority will be given to investment in the transport system that supports delivery of the spatial strategy by: Developing the network of regional hubs and spokes; facilitating urban renewal and urban renaissance as a means of achieving a more sustainable pattern of development; Supporting the region's gateway function. Other relevant regional strategies, development plans and Local Transport Plans should ensure that their policies and proposals:	Develop LDF policies to reflect these objectives in connection with the Local Transport Plan. Policies should balance the need for economic growth, social inclusion and environmental protection. Locational strategies should be employed to encourage location near inter-modal facilities.	Sustainability Appraisal Framework to reflect these objectives.

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	encourage development that is located and designed to reduce average journey lengths; promote investment that achieves a rebalancing of the transport system in favour of non-car modes as a means of access to services and facilities; are consistent with, and supported by, appropriate mobility management measures.		
Regional Housing Strategy (2008-2011)			
www.go-se.gov.uk/key%20business/housing/downloads/RHS_0405-0506.pdf			
Produced by the Regional Housing Board, this sets out a Regional approach to housing investment and gives a framework for spending decisions. Focus on funding for social housing but also aims to influence the private market. Its vision for the South East is a place where the quality of housing is high and people have a choice about the homes they live in. The strategy strives to create sustainable communities, which make a significant contribution to the quality of life and economic prosperity of the area.	Developments should at least meet the 30 dwellings per hectare minimum density unless there are exceptional circumstances.	LDF should make provision for at least 10 years' potential housing supply. Policies should reflect minimum density target of 30 dwellings per hectare. Policies for affordable housing should be included. Number of unfit dwellings should be reduced. Use of sustainability checklist for new housing (SEEDA/Building Research Establishment) should be advocated.	Importance of housing provision, particularly affordable housing, should inform the SA. Strategy suggests a number of key housing indicators which can inform baseline and monitoring: Progress against decent homes standards. No. of new homes completed. No. of affordable and key worker housing completions.
Regional Economic Strategy (2002-2012)			
www.seeda.co.uk/res/			
10-year framework for the delivery	To accelerate business start ups.	Businesses require supportive	Sustainability objectives need to reflect

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<p>of the economic aspects of the RSDf, formulated by South East England Development Agency (SEEDA). Transport congestion should not be dealt with by building our way out, but by changes of behaviour, use of new communication technology and flexible working. Skills shortage: investment in technology should be matched with an investment in people to ensure that technological capabilities will not be wasted. Training and development of employees should be encouraged. The lack of affordable housing is a threat to sustainable growth. It affects employers' abilities to attract and retain workers. There is an unacceptable cost to vulnerable people.</p>	<p>To enable businesses to grow. To address deprivation. To promote urban renaissance. To support the development of sound community infrastructure and services. To secure quality affordable housing. To secure a sustainable transport network. To reclaim and reuse brown field land. To achieve sustainable management of water, waste and energy.</p>	<p>planning system and a range of workspace provision. Provision of mixed use developments in both urban and suburban locations. New uses for historic buildings. Higher densities in town centres and urban areas. Sustainable development – allowing access to facilities on foot, by cycle or by public transport. Development of suitable transport infrastructure. Provision of adequate primary care facilities to meet additional housing provision. Ensuring that villages retain sufficient population to support services and provision of new services and infrastructure. Maximising the supply of affordable housing through appropriate policies. Ensuring that a mix of tenures is catered for. Maximising the use of brown field land. Policies to encourage housing renewal and reuse of buildings, particularly in town centres. Support for development at Regional Hubs identified in the RTS.</p>	<p>the Strategy's recognition of the need for economic growth but within the constraints imposed by the need for development to be sustainable. It suggests that there is a need for "smart growth" that maximises the benefit gained from scarce resources – growth driven by productivity gains, not by resource intensive and low value added activity. More traditional forms of growth characterised by physical expansion and higher employment levels still have an important role in parts of the region.</p>

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		Undertake Housing Capacity Studies to inform LDF and to maximize the potential for the re-use of previously developed land. Inclusion of policies to require sustainable building, including energy conservation	
Regional Strategy for Energy Efficiency and Renewable Energy (2004)			
www.go-se.gov.uk/rpg9review/home.html			
Replaces RPG9 Chapter 10. The key objective of the policies is to promote a more sustainable pattern of energy use by improving the energy efficiency of new and existing development and ensuring that the region contributes effectively towards targets for the generation of renewable energy.	The renewable energy target for Thames Valley and Surrey is 140MW by 2010, 209MW by 2016.	Local Development Documents may expect the incorporation of high standards of energy efficiency in all development, subject to economic viability considerations. LAs should encourage the use of energy efficient materials and technologies, encouraging the use of BREEAM/NHER standards. LAs should actively promote the incorporation of energy efficiency and use of RE, especially where opportunities arise by virtue of the scale of new development. LDDs and other policies should encourage the integration of combined heat and power (including mini and micro CHP), and district heating including in the existing stock. Local authorities and other public bodies, as property owners and managers, should seek to achieve	This guidance, along with PPG22 and Surrey Structure Plan Policy SE2 are some of the key drivers to meet the Kyoto Protocol commitments. The objectives are reflected in providing more than one of SA objectives for this appraisal.

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		<p>high levels of energy efficiency when refurbishing their existing stock.</p> <p>LDDs should support in principle the development of RE through the inclusion of criteria-based policies.</p> <p>Early dialogue between all stakeholders (including local communities) should occur at an early stage.</p>	
Integrated Regional Framework (2004)			
www.southeast-ra.gov.uk			
<p>Over-arching integrated policy document to guide monitoring of the quality of life in the region through use of indicators.</p>	<p>Ensure everyone has the opportunity of a decent and affordable home.</p> <p>Improve health and well-being and reducing inequalities in health.</p> <p>Reduce poverty and social exclusion and closing the gap between disadvantaged communities and the rest.</p> <p>Stimulate economic revival in priority areas.</p> <p>Raise educational achievement levels and developing opportunities for everyone to acquire skills needed to obtain and remain in work.</p> <p>Reduce crime and the fear of crime.</p> <p>Create and sustaining vibrant communities.</p>	<p>Take into account in the development of over-arching plan objectives.</p>	<p>Take IRF objectives and indicators into account when developing SA objectives and indicators.</p>

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	Encourage cultural, creative and sporting development and participation.		
Social Inclusion Statement (SEERA and Partners, 2002)			
www.south-east-ra.gov.uk/our_work/planning/social_inc/social_inclusion_statement.pdf			
Regional commitment to tackling social exclusion, backed by action plan. Aims to reduce the numbers of people within the region who are deprived (in both urban and rural areas) and reduce the gap between most deprived wards and the rest of the region.	Gap between the most deprived wards and the rest of the region to be reduced by 10% by 2010.t	Although the Statement emphasises the importance of Local Strategic Partnerships, the LDF will have a role to play in implementing spatial policies that aim to reduce social exclusion and which may stem from the Community Strategy.	SA objectives need to address social issues such as health and education, and tackling social exclusion will be reflected in the SA Framework.
Action for Biodiversity in South East England (SE England Biodiversity Forum, 2001)			
Hard copy			
Overview of regional biodiversity, to be reviewed in autumn 2005. Aims to encourage joint working to achieve targets – biodiversity to be integrated into regional and sub-regional plans, policies and actions.	Sets objectives and targets needed as a first step to sustainable biodiversity, flowing from the national targets set out in the UK Biodiversity Action Plan.	LDF should include policies to protect designated sites as well as biodiversity in the wider countryside and towns.	SA objectives and indicators could reflect biodiversity conservation and enhancement, including number and condition of designated sites, habitats in the wider countryside.
Thames Region River Basin Management Plan. http://wfdconsultation.environment-agency.gov.uk/wfdcms/en/thames/Intro.aspx			
The River Basin Management Plan is about the pressures facing the water environment in this river basin district, and the actions that will address them. The RBMP sets out a number of actions in relation to local government such as: ensure planning policies and spatial planning documents take account of	Achieving good status in all water bodies by 2027	LDF will need to ensure that the spatial development of the borough does not impact negatively on the Thames River Basin. Use of SUDS should be included in policies and specific attention paid as to how the Borough's waterways can be supported effectively	Need to ensure that policies are not negatively impacting on the quality of local water bodies and indicators should include water quality measures.

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<p>the objectives of the plan.</p> <p>reduce the physical impacts of urban development</p> <p>Promote the use of sustainable drainage systems</p> <p>When making planning decisions, planning authorities should use evidence relating to 'priority water bodies</p>			
COUNTY CONTEXT			
Surrey 2020 – Community Strategy for Surrey			
www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTf/A+Community+Strategy+for+Surrey?opendocument			
<p>Vision:</p> <p>“Surrey is a great county that benefits from the beauty and richness of its natural and built heritage, the diversity of its landscape, distinctiveness of its communities and strength of its economy. The vision for Surrey is one that will safeguard and enhance these strengths and improve the quality of life for people living and working in Surrey by addressing social, economic and environmental well being and sustainability.</p> <p>The vision for Surrey in 2020 is a county of distinctive, confident, caring, creative, and safe</p>	<p>Maintain high employment rates and promote a more mixed and balanced economy</p> <p>Make it easier to get around the County by, with transport being increasingly integrated and locally managed with incentives and more options to reduce congestion and pollution</p> <p>Easier for people to find accommodation to suit all needs</p> <p>Increase home working</p> <p>Promote vibrant towns that appeal to all ages and walks of life.</p>	<p>With the LDF being a spatial plan it must therefore be in conformity with the Surrey Community Strategy</p>	<p>Key themes to be incorporated into sustainability objectives and indicators and development of options.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
communities, where individuals and organisations have taken responsibility for resolving the many challenges facing the county.”			
Surrey School Organisation Plan 2009-18 (2008)			
www.surreycc.gov.uk			
<p>Surrey’s vision for learning prioritises: Learning and achievement Inclusion and culture Workforce and professional development Leadership and partnership working</p> <p>Planning for school places to ensure: Sufficient places (neither a shortfall nor over-provision) in the primary, secondary, special educational and post-16 sectors in Surrey. Places are sensibly located. Places are organised to maximize opportunities for pupils.</p>	<p>No targets identified. Indicators are population trends, which include an allowance for new housing but are based principally on birth rates, measured against number of school places in the different educational sectors for individual schools and Districts / Boroughs in Surrey.</p>	<p>Births are predicted to increase in Elmbridge, which will lead to increased demand for school places, in the primary sector first, which means that in some areas there may be an under-provision of places. Need to ensure plans and policies share vision of objectives outlined in the Surrey School Organisation Plan.</p>	<p>Ensure that key aspects of the School Organisation Plan are reflected in the sustainability objectives and indicators.</p>
Surrey Biodiversity Action Plan			
www.surreywildlifetrust.co.uk			
<p>[Links into National Biodiversity Action Plan (UK Biodiversity Action Plan Steering Group, 1994) and The EC Directive on the Conservation of Wild Birds (79/09/EEC of 2 April 1979)] A mechanism to translate national</p>	<p>Halt declines and restore biodiversity to a more sustainable condition.</p>	<p>Plan policies to address biodiversity</p>	<p>Biodiversity to be included in objective.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>targets into practice reflecting and promoting the conservation of wildlife characteristic to a particular locality.</p> <p>To conserve and enhance the wildlife and habitats of Surrey which give the county its distinctive biodiversity.</p> <p>To identify priority habitats and species which are important on an international and national scale, important in Surrey or where we have a special responsibility</p> <p>To set realistic but ambitious targets and a timescale for habitats and species plans and to monitor, report and review the progress of action plans against those targets</p> <p>To ensure that biodiversity action continues as a partnership</p> <p>To raise public awareness and encourage involvement in action to conserve biodiversity.</p>			
Taking Part in Surrey : A Culture Strategy for an active, creative and inclusive county 2008-2011			
www.surreycc.gov.uk			
<p>Key priorities include:</p> <p>Promoting participation</p> <p>Developing Surrey's identity, image, and sense of place</p> <p>Supporting the stewardship of cultural assets</p> <p>Developing the learning</p>	<p>No identified targets but opportunities for action are highlighted.</p>	<p>Need to ensure plans and policies share vision of objectives outlined in the Surrey Culture Strategy.</p>	<p>Ensure that key aspects of the culture strategy are included within the sustainability objectives and indicators.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
environment Collaborate on financial sustainability Supporting the crucial role played by volunteers in delivering cultural services			
Surrey Economic Partnership (SEP) Economic Strategy (2004)			
www.surreyeconomicpartnership.org/			
To become more efficient with land and property Reduce dependency on the road network Develop effective ways for businesses to become involved in protecting the environment.	Decrease congestion on Surrey's roads.	Provision of more affordable housing Identify future land and property needs of local businesses Progress key transport infrastructure projects	Maximise the economic potential of the plan area in a sustainable way. Promote business to use environmentally sensitive waste management schemes. Promote energy efficiency
Infrastructure and Amenity Requirements to Support New Developments – A Good Practice Guide to Provision in Surrey (2002)			
www.surreycc.gov.uk			
To establish a framework to ensure a consistent, co-ordinated and transparent approach to securing developer contributions through plan policies and in determining individual proposals.	None identified.	Ensure that plan policies support the aims of the guide.	Include sustainability objectives that ensure sustainable development.
Surrey Heritage Strategy (2001)			
www.surreycc.gov.uk			
Conserve, encourage interest in and enjoyment of Surrey's heritage in a sustainable manner. This aim is reflected in the following objectives or themes: Providing a framework for	Series of actions in relation to issues under topic headings for example develop a programme to conserve Areas of Special Historic Landscape Value through planning policies.	To adopt suitable policies within the LDF taking into account the general themes of the PPP.	Protection of the historic environment is a key aspect of environmental responsibilities and is required to be taken into full account when formulating SA framework objectives and appraisal criteria

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>addressing the issues in ways which contribute to A Common Agenda for a Sustainable Surrey Defining what is unique and special in Surrey's heritage Identify important issues facing Surrey's heritage Setting out specific proposals for action to deal with the issues</p>			
Surrey Local Transport Plan 2 (2006)			
www.surreycc.gov.uk			
<p>Five objectives of the LTP: Tackling congestion to limit delays Increasing accessibility to key services and facilities Improving road safety and security Enhancing the environment and quality of life Improving management and maintenance of our transport network. Provides a strategy and implementation programme to move us in the direction of sustainability in Surrey.</p>	Initially 22 targets linked to the main objectives	Develop plan policies to address these objectives.	Sustainability Appraisal Framework to include objectives reflecting these targets.
Surrey Local Transport Plan – Annual Progress Report (2007)			
www.surreycc.gov.uk			
None.	This report measures progress against the current targets. Of the core targets, 50% are shown to be on track, 25% it is too early to get meaningful results and 25% are	None.	Evaluate the indicators utilised.

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
	not on track. All of the local targets are on track.		
Surrey Minerals Local Plan (1993) (The Surrey Minerals Plan will supersede this and due to be submitted to the SoS in February 2010)			
www.surreycc.gov.uk			
Forms part of the development plan. Policies and proposals to meet regional minerals apportionment and demand for other minerals balanced against the environmental impact	There are no specific targets within the plan except for the plan to address meeting county mineral apportionment through a selection of sites.	Surrey County Council is the Minerals Planning Authority. LDF will need to reflect any proposed mineral working zones.	Minerals LDF and therefore SA specific. However, if required to ensure appropriate husbandry of mineral and ensure a high level of environmental protection. It should be taken into full account when formulating SA framework objectives and appraisal criteria.
Surrey Rural Strategy – Surrey’s Countryside: the Future (2003) (Revised Rural Strategy to be produced 2009)			
www.surreycc.gov.uk			
To promote actions which work towards the achievement of a more sustainable future, whether social, economic or environmental for Surrey’s rural areas To promote thriving rural communities with a high level of self reliance and security and good access to high quality public services To encourage a diverse and vibrant rural economy supporting stable levels of employment To conserve and enhance the rural environment and enable local people and visitors to enjoy it for leisure and recreation To ensure the active participation of	No targets but goals including: The character of the countryside will be conserved and enhanced Rural communities will be as self reliant as possible There are also actions in relation to each specific issues including parish and town councils and community organisations, parish plans, village and community halls, libraries and information, school transport and facilities, rural childcare, health and social care, crime and community safety, local need for housing, travel management.	Policies need to take account of rural needs and consider whether there will be significantly different impacts on rural areas, and policy makers improve the ways in which they listen to the rural voice.	Protection of the rural environment is a key aspect of sustainability responsibilities and is required to be taken into full account when formulating SA framework objectives and appraisal criteria. Develop indicator to obtain rural and urban area data. Consider rural proofing Sustainability Appraisal objectives.

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
all those concerned with actions to sustain surrey's rural communities, rural economy, rural environment and countryside access			
Surrey Waste Plan (2008)			
www.surreycc.gov.uk			
<p>Part of the Development Plan for Surrey.</p> <p>To ensure adequate provision is made for facilities required during the life of the plan</p> <p>To identify facilities required for waste management</p>	<p>Various targets. Key objectives:</p> <ul style="list-style-type: none"> To provide for sustainable management of Surrey's waste; To help deliver sustainable development by driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for; To enable the provision of facilities to allow for net self-sufficiency in Surrey in accordance with the South East Plan; To enable waste to be disposed of in one of the nearest appropriate installations without endangering health or harming the environment; To protect the Green Belt but recognise the particular locational needs of some waste management facilities; To reflect the concerns and interest of communities and the needs of waste collection and disposal authorities and business; 	<p>Surrey County Council is the waste Planning Authority.</p> <p>LDF specific. However where appropriate, to adopt suitable policies within the LDF taking into account the general themes of the Plan.</p>	<p>Areas that have been identified for waste sites should be considered in the SA/SEA.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
	To protect the quality of Surrey's natural environment and heritage; To enable the provision of a range of waste technologies.		
Parking Strategy for Surrey (2003)			
www.surreycc.gov.uk			
Supplementary Planning Guidance Complement policies to reduce traffic growth by limiting the availability of parking spaces and managing the overall supply to better meet priority uses. Manage travel demand through integrated planning Reduce the need to travel Introduce restraint-based parking standards Sustain and enhance the vitality of town centres Effectively manage the total parking supply.	No targets	Plan policies to address these objectives	Sustainability Appraisal Framework to address these issues through appropriate objectives.
Surrey Road Safety Strategy 2008 - 2011			
www.surreycc.gov.uk			
Overall aim: To implement a programme of casualty reduction and casualty prevention measures to reduce the numbers of people killed or injured on Surrey's roads. Current priority areas include: Speed Seat belts/Mobile phones	Key targets: Reduce casualties on Surrey's roads in accordance with Government's targets to achieve by 2010, (compared with the average for 1994-98): 40% reduction in the number of people killed or seriously injured (KSI)	The LDF must take into account the objectives and targets outlined in the road safety strategy	Take into account when developing the Sustainability Appraisal objectives.

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
Drink/Drugs Driving at Work Motorcyclists Young drivers Cyclists Children Older drivers Repeat offenders	50% reduction in child KSI's 10% reduction in slight casualties per 100 million vehicle kilometres Reduce the number and seriousness of casualties on Surrey's roads, in accordance with the Local Partnership Service Agreement (LPSA), by 31 December 2008.		
LOCAL CONTEXT			
Replacement Elmbridge Borough Local Plan 2000			
www.elmbridge.gov.uk			
To apply the broad principles of the Surrey Structure Plan 1994 to the particular circumstances of Elmbridge Borough To set out the Borough's policies for the control of development and use of land To provide local communities with the opportunity to participate in planning choices about where development should be accommodated	No targets identified	Take into account key themes in developing plan policies	Sustainability Appraisal Framework to consider key themes addressed by Elmbridge Local Plan 2001 when developing options
Elmbridge Sustainable Community Strategy 2006 – 2015 (2006)			
www.elmbridge.gov.uk			
The five themes are: <ul style="list-style-type: none"> • Protecting and enhancing the natural environment • Promoting health and well being 	A number of key actions with timescales and lead officer outlined.	The LDF must complement the Sustainable Community Strategy in its aims to ensure that it addresses the concerns of local partners	Take into account as a primary source when developing Sustainability Appraisal Objectives Consider using targets and indicators

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • Enhancing the local economy • Building safer communities • Fostering inclusion 			as they have been tried and tested
Sustainable Elmbridge Strategy (2006) (A partnership document to the Elmbridge Sustainable Community Strategy 2006 – 2015)			
www.elmbridge.gov.uk			
<p>The Council's Corporate Plan now includes a core objective "Enhancing the attractiveness and established character of our borough by taking a lead on sustainability" and an associated target to "Ensure service delivery contributes to the achievement of sustainable development for Elmbridge".</p> <p>The key actions are to: Develop and implement a Sustainability Strategy Adopt a sustainable procurement policy Ensure that changes to service delivery are tested against sustainability principles.</p> <p>NB – the Strategy is currently being developed into a Climate Change Strategy and action plan.</p>	<p>The strategy sets out what the Council is currently doing and sets targets in service delivery to take it forward. Many of the actions in A21 Strategy from 2000 are still pertinent and where aspects remain to be implemented they have been rolled forward as part of the strategy.</p>	<p>The LDF must take into account the objectives and targets outlined in the Sustainable Elmbridge Strategy.</p>	<p>Develop Sustainability Appraisal objectives that include reference to the Sustainable Elmbridge Strategy.</p>
Overarching Affordable Housing Policy Statement (2007)			
www.elmbridge.gov.uk			
<p>The promotion of affordable housing is a key priority.</p>	<p>The Council will seek to maximise public awareness, and</p>	<p>The LDF must take into account the objectives outlined in the</p>	<p>Take into account as a primary source when developing Sustainability</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>The Council are committed to: Contributing its own resources, including land, to encourage provision Working positively with Registered Social Landlord (RSL) partners to extend provision Using the Planning system to maximise provision</p>	<p>understanding, of the problems facing those who are inadequately housed, and identify ways to achieve community support for the strategy. The planning system will be used, and particularly the emerging Local Development Framework, to seek to maximise the proportion of affordable homes on, and maximise the number of qualifying sites, and to influence the tenure, size and mix, site layout and quality of the affordable units. The Council will demonstrate its commitment to the promotion of Affordable Housing by maintaining an Enabling Fund for the purpose of providing subsidy to RSLs, and by applying its 'Policy for the Achievement of Affordable Housing through the Disposal of Surplus Land and Property.'</p>	<p>affordable housing policy statement.</p>	<p>Appraisal Objectives</p>
<p>Elmbridge Borough Council: Housing Strategy 2004-2009 (This will be superseded by the Housing and Homelessness Strategy 2009 – 2012 due to be adopted in 2009)</p>			
<p>www.elmbridge.gov.uk</p>			
<p>Promotion of affordable housing Tackling homelessness Private Sector Renewal and Energy Efficiency Supported Housing Tackling Crime</p>	<p>The plan centres on two overarching targets: Achieving a better balance between housing availability and the demand for housing in all English regions, whilst protecting</p>	<p>The LDF must take into account the objectives and targets outlined in the housing strategy</p>	<p>Take into account as a primary source when developing SA objectives Look at targets to include as baseline</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>To promote choice in letting and strengthen protection for homeless households</p> <p>To tackle social inclusion including rough sleeping, fuel poverty and antisocial behaviour</p> <p>To improve the administration of Housing Benefit and tackle fraud</p> <p>To reform and establish a fairer system of social rents</p> <p>To strengthen the strategic role of local authorities</p> <p>To encourage sustainable home ownership, address Key Worker housing needs, and to allow more flexible forms of assistance for private sector renovation</p> <p>To raise standards in the private sector</p> <p>To bring all social housing up to a decent standard by 2010.</p>	<p>valuable countryside and green belt and maintaining the sustainability of towns and cities</p> <p>Ensuring that all social rented housing meets the decent homes standard by 2010 and increasing the provision of private housing in decent condition occupied by vulnerable groups.</p> <p>There are various individual targets:</p> <p>To deliver a minimum of 50 affordable homes</p> <p>To provide 25 new build key homes each year</p> <p>To bring 10 empty homes back into use each year</p> <p>To ensure all new RSL developments 100% Eco Homes compliance</p>		
<p>Elmbridge Borough Council Homelessness Strategy 2003 – 2008 (2003) (This will be superseded by the Housing and Homelessness Strategy 2009 – 2012 due to be adopted in 2009)</p>			
<p>www.elmbridge.gov.uk</p>			
<p>The Council is committed to meet the aims laid out in the Homelessness Act 2002:</p> <p>The prevention of homelessness</p> <p>Ensuring there is sufficient accommodation available for people who are or may become homeless</p>	<p>Local objectives are:</p> <p>To eliminate the use of Bed and Breakfast accommodation for families and pregnant women, by March 2004 in line with government targets</p> <p>To significantly reduce the use of</p>	<p>The LDF must take into account the objectives and targets outlined in the homelessness strategy</p>	<p>Take into account as a primary source when developing Sustainability Appraisal Objectives</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>Ensuring there is satisfactory support for people who are or may become homeless, or who need support to prevent them from becoming homeless again</p> <p>Ensuring all temporary accommodation used for homeless customers meets standards outlined by Central Government</p> <p>The key strategic objectives are to:</p> <ul style="list-style-type: none"> Improve joint working Improve and develop work on prevention of homelessness Increase the range of temporary accommodation and alternatives to Bed and Breakfast Improve working with the private rented sector Better communicate with customers Improve support for homeless households Review of access to permanent social housing in the borough Improve data available on homelessness in the borough 	<p>Bed and Breakfast accommodation for all other household types</p> <ul style="list-style-type: none"> To eliminate rough sleeping in the Borough To reduce the levels of repeat homelessness by investigating and tackling the main causes To ensure we provide adequate support for homeless people in Elmbridge To make better, more appropriate use of temporary accommodation, in line with recommendations set out in the Office of the Deputy Prime Minister's Advice Note To reduce expenditure on temporary accommodation in the longer term To significantly improve the experiences of those who find themselves homeless in Elmbridge To steer joined up thinking on homelessness and to facilitate the development of comprehensive solutions To prevent homelessness rather than simply reacting to presentations and applications To encourage innovation in the Homelessness and Housing Advice Service 		
Elmbridge Equalities and Diversity Policy			

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
http://www.elmbridge.gov.uk			
Provide genuine equality of opportunity Develop positive action initiatives in both employment and service delivery Counteract unfair discrimination Act in accordance with legislation Monitor outcomes and address weaknesses	No Targets	Ensure that the importance of equality and diversity is recognised	Ensure that objectives and indicators relate to the promotion of equality and diversity
Elmbridge Residential Design Guidance			
www.elmbridge.gov.uk			
To promote good design through the development process. To create attractive and well used places. To ensure that all development contributes to local character. To conserve energy and water, maintain biodiversity and reduce waste and pollution To encourage vibrant and mixed communities where people feel safe. To create places for people that are safe and easy to move through and are accessible to all. To make the best use of available land Respect and be sympathetic to the character area in which it is situated.	No targets	This guidance sets out fundamental design principles that all new development should adhere to in order for Elmbridge to achieve sustainable development. Promoting these design principles should be integral to the LDF	Ensure SA objectives take account of the need for sound, innovative design and thus adhere to this design guidance

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>Avoid unreasonable overlooking and loss of privacy or amenity. Avoid dominating the plot, taking full account of its mass and height in relation to adjacent development and also the space to surrounding buildings and boundaries Avoid a cramped form</p>			
<p>Sport and Healthy Lifestyles Strategy 2007-2010</p>			
<p>www.elmbridge.gov.uk</p>			
<p>The Five key themes are: Healthy Living; Social Inclusion; Infrastructure; Marketing; Partnership working.</p> <p>The aim of the strategy is to promote a sport and a healthy lifestyles culture within Elmbridge, to improve physical activity participation opportunities and the health and well being of the local community.</p>	<p>The aim is to increase participation in regular exercise by 1% year on year, in line with Sport England's and the Government's targets.</p> <p>The two main specific targets are to: Increase physical activity participation level in sport and recreation to 30% by 2010, defined as at least 3 days a week x 30 minutes moderate participation, using the Active People survey results, as and when they are published. Continue to contribute towards the Government's target, coming from Game Plan (2002), of having 70% of the population taking regular exercise by 2020, defined as participating in 30 minutes of moderate exercise five times a</p>	<p>Recognise the importance of developing sport and promoting healthy lifestyles and reflect this in the development of plans and policies</p>	<p>Develop Sustainability Appraisal objectives that include reference to the promotion of sport and healthy living Include indicators that reflect this i.e. number of people in good/bad health, participate in sport etc.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
	week.		
Elmbridge Borough Council Air Quality Strategy (2002)			
www.elmbridge.gov.uk			
<p>Emissions of pollutants generated as a result of our activities will be minimised;</p> <p>Air quality is handled and will be handled in a corporate and multi-disciplinary way with effective links between all relevant Divisions so as to ensure a consistent approach;</p> <p>The public, residents and local businesses and organisations will be encouraged to reduce their own emissions;</p> <p>Information on air quality will be provided to the public, residents and local businesses organisations in a clear and accessible way.</p> <p>Education campaigns will be mounted within the Borough, including vehicle emission testing;</p> <p>The Council will work together with neighbouring local authorities, Surrey County Council, residents, organisations and businesses to achieve both consistency and integrated approach to air quality;</p> <p>Air quality will be taken into account as a material consideration when assessing planning applications;</p> <p>The legislative controls available to</p>	<p>There a number of initiatives to be introduced:</p> <ul style="list-style-type: none"> A car share scheme Converting Council vehicles to run on clean fuels where possible Work from home initiatives Extending flexible working hours Interest free loans on public transport season tickets Preferential loans to green car purchasers Use of pool cars Emission checks on staff cars Introduce requirements for contractors vehicles to run as cleanly as possible Facilities and an allowance for cycle users <p>No set targets - Follow national targets</p> <p>Indicators include levels of Nox, Sox in Elmbridge, Number of properties affected by air pollution</p>	<p>LDF to take account of air pollution in Elmbridge, along with other forms of pollution and draft policies and plans that address pollution</p>	<p>Sustainability Appraisal objectives to include reference to air pollution</p> <p>Indicators to include those related to air pollution</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>minimise pollution will be enforced; Air quality will continue to be monitored within the Borough and the information made widely available; A review and assessment of air quality within the Borough will be regularly undertaken; Best practices will be adopted and active steps taken to further improve air quality in Elmbridge whenever the opportunity arises.</p>			
Elmbridge Community Safety Strategy 2005-2008			
www.elmbridge.gov.uk			
<p>Reducing Violence (including domestic abuse) Reducing theft (particularly burglary and vehicle crime) Tackling alcohol and drug misuse Tackling anti-social behaviour Reducing arson</p>	<p>Increase reporting of domestic abuse to police, fear of crime, an overall reduction in arson by 10% by 2008 Decrease number of repeat victims of domestic abuse by 10% by 2008 from 20.3%⁵⁵ in 2003/4 to 18.2% of domestic abuse reports being repeat offences. Reduce woundings by 12% by 2008. Reduce domestic burglary, theft from vehicles, alcohol-related crime violent crime, drug offences, by 15% by 2008 Reduce theft of a vehicle by 12% by 2008 Reduce Vehicle interference by</p>	<p>Need to incorporate targets in this strategy into LDF in order to obtain consistency across departments.</p>	<p>Need to ensure that indicators relate to targets outlined in the strategy. Ensure that objectives adhere to the general principles of this strategy.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
	<p>12% by 2008 Reduce theft or unauthorised taking of a cycle of a 5% by 2008 Reduce theft from person by 5% by 2008 Reduce robbery of personal property by 5% Increase the number of drug-related community intelligence reports received by the by the police Reduce the amount of criminal damage by 16% by 2008 Increase participation in community engagement schemes such as Neighbourhood Watch and Neighbourhood Panels Remove all abandoned vehicles within 48 hours and graffiti within two working days of being reported</p>		
Elmbridge Borough Council Playing Pitch Strategy (2007)			
www.elmbridge.gov.uk			
<p>Key components: Protection of existing provision where appropriate Overcoming identified deficiencies and planning for new provision Enhancement of existing provision Developing a local standard.</p>	<p>The deficiencies identified in certain pitch types emphasise the importance of protecting existing areas of playing pitch land and open space in public, private are often under threat from other non-sports development. All known playing field sites, irrespective of ownership, should be delineated on Local Plan</p>	<p>Need to incorporate objectives of the strategy into LDF in order to obtain consistency across departments.</p>	<p>Develop Sustainability Appraisal objectives that include reference to the playing pitch strategy</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
	<p>proposals maps and afforded protection within specific policies that benefit sport and physical activity within the Borough. The policies outlined in the local plan represent a pragmatic approach to the development of playing pitch, open space and sports facilities provision in the Borough, for example:</p> <ul style="list-style-type: none"> to encourage a more efficient and effective use of recreational facilities and open spaces throughout the Borough by allowing the partial redevelopment of a site if this allows enhanced sports facilities to allow redevelopment if alternative equivalent provision can be made in terms of quality, location and quantity, and educational ownership, as pitches 		
Elmbridge Borough Council Play Strategy 2007 - 2010			
www.elmbridge.gov.uk			
<p>The strategy supports the Corporate Vision to make Elmbridge a safe, healthy and enjoyable place to live, which is inclusive and integrates all sectors of the community.</p> <p>The strategy will: Look at current play provision and</p>	<p>The main objectives for this strategy are:</p> <ul style="list-style-type: none"> To support and develop new and existing play provision within Elmbridge. To develop inclusive play opportunities that promote greater social inclusion, in accordance with 	<p>Need to incorporate objectives of the strategy into LDF in order to obtain consistency across departments.</p>	<p>Develop Sustainability Appraisal objectives that include reference to the play strategy</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>seek to identify the areas where play opportunities can be improved and developed</p> <p>Broadly assess Borough wide attitudes, aspirations, views and opinions of children, young people and residents concerning Elmbridge Borough Council's provision of play opportunities, play space, play facilities, play equipment and play services.</p> <p>Identify aspects of provision that are not being recognised or being inadequately resourced.</p> <p>Seek to meet the needs of all children and young people of local communities, and acknowledge the needs of groups that have traditionally suffered exclusion including children with disabilities, children from minority groups, vulnerable children or children with a risk of social exclusion.</p>	<p>local need.</p> <p>To develop a balance of supervised and unsupervised play provision according to local need.</p> <p>To develop a strategic and planned approach to develop and enhance play opportunities within Elmbridge.</p> <p>To develop a range of sustainable play opportunities within Elmbridge</p> <p>To develop and promote locally based training opportunities to improve the quality of play work practice across Elmbridge</p> <p>To develop play opportunities to encourage healthy lifestyle and physical activity.</p> <p>To provide a practical Action Plan to detail outcomes that the Council and its partners will aim to achieve over the next three years.</p> <p>To ensure that a clear and transparent system is agreed to manage, monitor and review the implementation of the Action Plan.</p>		
Contaminated Land Inspection Policy (2001)			
www.elmbridge.gov.uk			
<p>The Government's principal objective is to provide an improved system for the identification and remediation of land where contamination is causing</p>	<p>The role of local authorities under the legislation in essence is:</p> <p>To adopt and publish an inspection strategy;</p> <p>To inspect their areas to identify</p>	<p>The LDF must take into account the objectives and targets outlined in the Contaminated Land Inspection Policy.</p>	<p>Develop Sustainability Appraisal objectives that include reference to the play strategy</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>unacceptable risks to human health or the wider environment, assessed in the context of the current use and circumstances of the land.</p> <p>The objectives are: To identify and remove unacceptable risks to human health and the environment; To seek to bring damaged land back into the beneficial use; and To seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, manageable and economically sustainable.</p>	<p>contaminated land; To determine whether any particular site is contaminated land; and To act as enforcing authority for all contaminated land which is not designated as a “special site” for which the Environment Agency will be the enforcing authority.</p>		
<p>Thames Basin Heaths Special Protection Area - Interim Mitigation Strategy for Elmbridge (2007) and Delivery Framework (2009)</p>			
<p>www.elmbridge.gov.uk</p>			
<p>There are three identified TBHSPA zones: Zone A is the exclusion zone and lies between 0 and 400 linear meters from the SPA boundary. Avoidance of impacts from new housing development is considered not to be reliable and therefore housing would not normally be permitted. Zone B, the zone of influence is from 400m-5km from the SPA boundary. Housing development would be most likely to have an</p>	<p>Natural England, in conjunction with Local Planning Authorities, is formulating a solution to meet the requirements of the Habitats Regulations for the TBHSPA, which will identify: Those areas where housing development would need to provide avoidance land and works to avoid the likelihood of there being any significant effect on the TBHSPA; Those areas where avoidance measures would not be reliable and where housing development should</p>	<p>The LDF must take into account the objectives and targets outlined in the interim mitigation strategy.</p>	<p>Develop Sustainability Appraisal objectives that include reference to the interim mitigation strategy</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>effect on the SPA, but where this could be mitigated by the provision of alternative or improved open space to attract recreational users away from the SPA.</p> <p>The Interim Mitigation Strategy identifies how new residential development in the southern part of Elmbridge, within Zones B, can be mitigated within the Borough to meet the requirements of the Habitats Regulations through financial contributions, to improve access to both new and existing open space.</p>	<p>not take place (unless there is a determination of overriding public interest as required under Regulation 49 (1) & (2) of the Habitat Regulations);</p> <p>Guidance on the implementation of avoidance measures.</p> <p>A suite of additional measures including an access management strategy to the SPA, to complement the built control measures.</p>		
Elmbridge Strategic Flood Risk Assessment			
<p>The SFRA for Elmbridge highlights where there are significant flood risk within the borough. Recommends that the LDF contain policies that not only address flooding in relation to new development but also how to reduce risk in relation to existing development. It outline the way forward as:</p> <p>applying a sequential test to limit development within flood zones;</p> <p>apply planning conditions where development is permitted flood zones in exceptional circumstances</p> <p>Policies able to be applied</p>	<p>Level of proposed development within Flood Risk Zones.</p> <p>Number of developments using SuDs</p> <p>Number of homes at significant risk of flooding</p>	<p>LDF must take into account of the findings of the SFRA and put in place a series of policies that reduce the risk of flooding for existing development and limit development in high risk areas.</p>	<p>SA will need to take into account the high levels of flood risk within certain areas of the borough and recognise that mitigation will be needed through the policies within the Core Strategy.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
consistently.			
Countryside Strategy 2007 - 2012			
www.elmbridge.gov.uk			
<p>Key policy areas:</p> <p>Nature conservation and amenity Continuing positive management and the protection and enhancement of landscape, habitats and wildlife.</p> <p>Recreation and access Assessing demands; addressing changes in trends; examining and activating opportunities, particularly in the more urban parts of the Borough.</p> <p>Awareness and understanding Building upon the present initiatives; maintaining a positive image of the Council's countryside estate; recognising the value of the estate as an educational resource.</p> <p>Community action Working with all sectors of the local community to help them appreciate and 'take ownership' of their countryside with the possibility of a 'friends of Elmbridge countryside' being formed.</p> <p>Resource management The protection of the general fabric of the estate; efficient and effective use of staff and finances;</p>	<p>The main issues addressed in the strategy are:</p> <p>Demand for recreation and access. Positive management of habitats. Public awareness of the countryside. Consultation and working with the local community. A supporting policy and resource framework.</p> <p>The principles of the strategy are:</p> <p>To raise public awareness about the importance of countryside sites in Elmbridge and its management. To work in partnership with communities to enhance habitats and wildlife. To improve the possibilities for informal recreation and access.</p>	<p>The LDF must take into account the objectives and targets outlined in the countryside strategy.</p>	<p>Develop Sustainability Appraisal objectives that include reference to the countryside strategy</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
maximising opportunities for external funding; partnerships and relationships with external agencies and interest groups			
Surrey Primary Care Trust Annual Report (2007 – 2008)			
www.surreyhealth.nhs.uk			
<p>Five key objectives:</p> <p>To improve the health and quality of life of all our population, reducing the gap in health differences.</p> <p>To improve the development and long term health of children and young people.</p> <p>To help and support people manage their ongoing conditions, and develop services that improve their quality of life.</p> <p>To improve the results of treatment and patients' experience of health services, commissioning services based on clinical evidence.</p> <p>To provide the right care at the best place and time to meet people's health needs.</p>	None identified.	Consider how plan policies can reduce health inequalities.	Include sustainability objectives that aim to reduce health inequalities.
Surrey Primary Care Trust Public Health Annual Report (2007 – 2008)			
www.surreyhealth.nhs.uk			
Surrey PCT needs to work with partners to address inequalities in health by developing specific and targeted approaches including: Partnership working to regenerate identified areas of relative	None identified.	Consider how plan policies can reduce health inequalities and improve health outcomes.	Include sustainability objectives that aim to reduce health inequalities and improve health outcomes.

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>deprivation, focusing on developing healthy communities develop health services and public health programmes to ensure use and take up is by those of highest need and with most potential to gain</p> <p>Develop and implement countywide strategies to reduce levels of obesity, smoking and the misuse of alcohol and other substances</p> <p>Target the localities with the worst health outcomes and most deprivation to reduce the inequalities gap, teenage pregnancy and improve health</p> <p>Focus on further reducing smoking and obesity as well as increasing physical activity and controlling blood pressure</p> <p>Develop a strategic approach towards safe use of alcohol and the development of treatments services.</p> <p>Surrey PCT also aims to:</p> <p>Work with general practice to develop robust practice registers to provide valid information for the quality and commissioning processes</p> <p>Maximise the appropriate use of drugs to reduce the effects of hypertension and cardiovascular</p>			

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>disease as well as the most effective treatment of people requiring hospital admission for illness resulting from these disorders</p> <p>Work to continue to reduce cardiovascular disease and cancers through healthier lifestyles, especially stopping smoking in the more deprived parts of the population</p> <p>Work with partners and primary care to optimise self management of illness for those with chronic conditions for improved quality of life and lessen need to access support from health care, social care or other services</p> <p>Continue the development of sexual health prevention and services to meet the needs of all parts of the population</p> <p>Complete implementation of the Diabetic Retinopathy and Chlamydia screening programmes</p> <p>Develop consistent approaches to the prevention and treatment of mental health and substance misuse problems and develop and implement a suicide prevention strategy</p> <p>Ensure that tuberculosis prevention</p>			

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
<p>and control is appropriate and adequate for the population Lead work across health and care providers to reduce aiming to eliminate healthcare associated infections through simple measures Work with partners and the media to increase immunisation rates to offer protection to the entire population.</p>			
<p>NHS South East Coast (Fit for the Future Programme)</p>			
<p>http://www.southeastcoastfff.nhs.uk</p>			
<p>The strategic approach to implementing national policies, which includes restoring financial balance, is the 'Fit for the Future' programme. This is currently exploring a number of options for delivery including the configuration of acute hospitals (formal consultation took place in 2007). Included in this work is: The transfer of some acute services and facilities to the community; PCT demand management, which aims to significantly reduce demand on the acute sector, either providing it at a primary care level or by removing demand. However it is anticipated that the impact of this reduced demand will be offset by increases in catchment area through the reconfiguration of acute</p>	<p>None identified.</p>	<p>Consider how plan policies can reduce health inequalities.</p>	<p>Include sustainability objectives that aim to reduce health inequalities.</p>

Key objectives relevant to the Local Development Framework and Sustainability Appraisal	Key targets and indicators relevant to the Local Development Framework and Sustainability Appraisal	Implications for the Local Development Framework	Implications for Sustainability Appraisal
sites; Repatriation of tertiary services so that patients are able to be treated locally; and The nationalisation of acute sites.			

Appendix D: Baseline Information

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
Social progress that recognises the needs of everyone						
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.						
Housing completions (net)	2001: 390 2002: 283 2003: 374 2004: 416 2005: 336 2006: 430 2007: 397 2008: 273	South East 2007-08: 35,400	South East Plan: 5620 dwellings to be completed 2006-2026	Annual completions are generally above the annual average target of 281 in the South East Plan.		Annual Monitoring Report (2008) www.southeast-ra.gov.uk www.surreycc.gov.uk
Percentage of affordable housing delivered per year	2006-2007: 12% 2007-2008: 16% 2008-2009: 21%	South East 2007-08: 7,400 or 21% of total net housing completions	South East Plan -40% of all housing within London fringe sub-region to be affordable.	Whilst the borough continues to exceed overall housing targets the proportion of affordable housing is low.	Local plan seeks 30% and 40% for negotiation purposes on sites of 15 or more units and/or 0.5 ha.	Annual Monitoring Report (2008) www.southeast-ra.gov.uk www.surreycc.gov.uk
Number of households on the housing register	2007: 2,242	East Surrey 2007: 8,919 South East April 2008: 203,161 households	To reduce the number of households on the housing register	Most demand is for one bedroom accommodation.	People outside the District are now able to register.	East Surrey Strategic Housing Market Assessment Final Report 2008
Average property price compared against average workplace earnings	Oct-Dec 2006. Average property price £494,592. 2006 Average (mean) annual fulltime earnings £28,740	Oct-Dec 2006. Surrey Average property price £345,447. 2006 Average annual fulltime earnings £28,880.		2002-2007 Average property prices have risen by 50.1%. However with the credit crunch prices have since fallen.	There is a large mortgage gap, making it hard for first time buyers to access the housing market.	Property price www.landreg.gov.uk Average earnings www.statistics.gov.uk East Surrey Strategic Housing Market Assessment Final Report 2008

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
Lower quartile housing price against lower quartile earnings	Ratio (2007) - 11.57	Surrey ratio (2007) – 10.80 South East – 8.89	There has been an increase in the house price to income ratio up to 2007.	The gap between house price and lower quartile earnings is growing each year.	Elmbridge has a low proportion of entry-level homes – affordability is an issue.	East Surrey Strategic Housing Market Assessment Final Report 2008
Number of unfit homes in the District	2006: 0.6% of stock	South East 2006: 3.3% of stock Surrey 2006: 2.1% of stock	Eliminate unfit homes in the district	The level of unfit homes in the District has dropped by 0.5% since 2004		www.neighbourhood.statistics.gov.uk Elmbridge Housing Strategy 2004-2009
Housing tenure breakdown (units)	Owner occupation: 39,074 / 77.2% Shared ownership: 263 / 0.5% Social rented: 5,224 / 10.3% Private rented: 4,939 / 9.8% Other: 1,122 / 2.2%	South East Owner occupation: 2,405,785 / 73.3% Shared ownership: 25,642 / 0.8% Social rented: 458,933 / 14% Private rented: 288,313 / 8.8% Other: 108,816 / 3.3%			There is a high level of owner occupation.	Census 2001
The proportion of new homes with fewer than 3 bedrooms	2007-2008: 1 bed: 20% 2 bed: 38% 3 bed: 8% 4 bed: 33%	Surrey 2004 – 2005: 81% completions with 3 bedrooms or less	To increase the proportion of smaller units.		There are no policies guiding the mix of new development.	www.surreycc.gov.uk
Existing Housing stock breakdown by type	Total (2007 HSSA): 53,880 Detached: 35%	Surrey total (2007 HSSA) 456,472			There is a large proportion of detached houses and	East Surrey Strategic Housing Market Assessment Final Report

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
	Semi-detached: 26.3% Terraced: 17.3% Flat: 21.3% Other: 0.1%	South East (2007 HSSA): 3,541,679			very few at entry level.	2008
Household spaces	Total occupied household spaces: 50,621 1 person: 14,681 / 29% 2 people: 17,197 / 34% 3 people: 7,938 / 15.7% 4 people: 7,454 / 14.7% 5 people: 2,675 / 5.3% 6 people: 529 / 1% 7 people: 103 / 0.2% 8 + people: 44 / 0.1%	South East Total occupied household spaces: 3,287,489 1 person: 937,468 / 28.5% 2 people: 1,167,958 / 35.5% 3 people: 499,191 / 15.2% 4 people: 456,875 / 13.9% 5 people: 167,294 / 5.1% 6 people: 44,168 / 1.3% 7 people: 9,594 / 0.3% 8 + people: 4,941 / 0.2%				Census 2001
Household composition	Total households: 50,621 One person total: 14,681	South East 2001 Total households: 3,287,489		The levels of single person and lone parent households are continuing to	Lack of suitable housing stock for small households.	Census 2001

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
	Pensioner: 7,649 Other: 7,032 Family total: 32,922 Pensioner: 4,725 Married couple, no children: 6,703 Married couple, dependent children: 11,072 Married couple, non-dependent children: 2,838 Cohabiting couple, no children: 2,510 Cohabiting couple, dependent children: 1,265 Cohabiting couple, non-dependent children: 122 Lone parent total: 3,687 Lone parent, dependent children: 2,257 Lone parent, non-dependent children: 1,430 Other households total: 3,018	One person total: 937,468 Pensioner: 473,161 Other: 464,307 Family total: 141,419 Pensioner: 320,054 Married couple, no children: 463,165 Married couple, dependent children: 623,643 Married couple, non-dependent children: 190,788 Cohabiting couple, no children: 171,689 Cohabiting couple, dependent children: 101,454 Cohabiting couple, non-dependent children: 10,611 Lone parent total: 260,015		increase.		

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
	Dependent children: 980 Students: 19 Pensioners: 184 Other: 1,835	Lone parent, dependent children: 171,549 Lone parent, non-dependent children: 88,466 Other households total: 208,602 Dependent children: 62,647 Students: 11,656 Pensioners: 14,244 Other: 120,055				
Existing pitches for Gypsy and Traveller and Travelling Showmen use	36 Gypsy and Traveller pitches 2 Travelling Showmen pitches	North Surrey: 86 sites / 197 pitches	11 new pitches by 2016.	The total, additional accommodation need identified across the region is 1064 pitches between 2006 and 2016.	Suitable pitch allocation.	North Surrey Gypsy and Traveller Accommodation Assessment 2006-2016 (2007)
2. To facilitate the improved health and wellbeing of the whole population.						
Population and age structure	Total population: 121,936 0-4: 8,037 / 6.6% 5-7: 5,002 / 4.1% 8-9: 3,282 / 2.7% 10-14: 7,463 / 6.1% 15: 1,401 / 1.1% 16-17: 2,731 / 2.2% 18-19: 2,094 / 1.7%	South East - total population: 8,000,645 0-4: 472,501 / 5.9% 5-7: 298,672 / 3.7% 8-9: 207,224 / 2.6%			Aging population	Census 2001

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
	20-24: 5,038 / 4.1% 25-29: 6,802 / 5.6% 30-44: 29,725 / 24.4% 45-59: 24,727 / 20.3% 60-64: 5,671 / 4.7% 65-74: 9,739 / 8% 75-84: 7,247 / 5.9% 85-89: 1,909 / 1.6% 90+: 1,068 / 0.9% 2007 estimate: 131,000	10-14: 516,507 / 6.5% 15: 99,315 / 1.2% 16-17: 197,726 / 2.5% 18-19: 186,978 / 2.3% 20-24: 461,835 / 5.8% 25-29: 500,108 / 6.3% 30-44: 1,807,857 / 22.6% 45-59: 1,557,298 / 19.5% 60-64: 386,002 / 4.8% 65-74: 668,503 / 8.4% 75-84: 464,329 / 5.8% 85-89: 115,598 / 1.4% 90+: 60,192 / 0.8% 2007 estimate: 8,308,700				
Death rates from circulatory disease, cancer and suicide (direct standardised mortality rate per 100,000 population)	Total 2004: 1,079 Total 2005: 1,118	Surrey 2004: 9,645 Surrey 2005: 9,824 South East	Over the long term, to reduce death rates from these diseases appreciably	SE figures over the last few years show a decline.		SEERA Regional Monitoring Report 2007 www.surreycc.gov.uk

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
		Accidents: 2004: 92 2005: 94 Coronary Heart Disease: 2004: 97 2005: 89 Circulatory disease: 2004 – 99 2005 – 94 Cancer: 2004 – 96 2005 – 95 Suicide: 2004 – 102 2005 – 98				
Infant mortality rates (per thousand live births)	2005: 3.2	South East 2005: 4.0	To reduce infant mortality rates.	The Elmbridge rate had dropped, but has gone up in the last couple of years. The South East rate is decreasing year on year.	Lower than South East average.	www.neighbourhood.statistics.gov.uk
Conceptions among girls under 18 (per thousand)	2005: 22.0	South East 2005: 34.1 Surrey 2005: 25.3	Surrey strategy to reduce the number of conceptions to under 18's by 40% by 2010	The figures for Elmbridge and the South East have fluctuated over the last few years.		www.neighbourhood.statistics.gov.uk www.everychildmatters.gov.uk
Life expectancy	2004-2006: Males	South East 2004-		0.6 increase for		www.audit-

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
(years)	80.40 Females 83.6	2006: Males 78.50 Females 82.40		males no change for females from 2002-2004 to 2003 - 2005		commission.gov.uk
Percentage of people whose health is classed as good	April 2001: 76.2%	Surrey April 2001: 74.49%				www.neighbourhood.statistics.gov.uk
Health ranking for Indices of Multiple Deprivation	Data to be sourced.					
3. To reduce poverty and social exclusion.						
Proportion of children under 16 living in income deprived households	Indices of deprivation 2007: 0.10 (score)	No comparison data available.				www.neighbourhood.statistics.gov.uk
Percentage of population of working age who are claiming key benefits	2003: 5.4% 2006: 6%	Surrey 2003: 6.1% South East 2006:10%	To reduce the number of people claiming benefits.	Increase in percentage of population claiming key benefits		www.statistics.gov.uk www.neighbourhood.statistics.gov.uk
Average score for Indices of Multiple Deprivation (IMD) 2004/2007	2004: ranked 337 out of 354 districts in England (1st being the most deprived) 2007: ranked 343 out of 354 districts in England (1 st being most deprived)	2004: the average rank in Surrey 330 2007: the average rank in Surrey 317		The ranking is increasing and Elmbridge / Surrey is becoming less deprived.	Although the ranking shows that Elmbridge is an affluent area there are pockets of deprivation within the Borough that must be addressed.	www.communities.gov.uk
Percentage of pupils achieving five or	2007/2008: 71%	Surrey 2002/03: 58.4%	Target to reach is 61% in 2009.	Nationally there has been an	Nationally, by 2011, to increase the	www.dcsf.gov.uk Surrey LAA 2008-2011

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
more A*-C GCSEs		Surrey 2007/08: 68.5%		increase in numbers achieving 5 or more A*-C GCSEs.	proportion achieving 5 A*-C GCSEs (and equivalent), including GCSEs in both English and maths, at Key Stage 4 to 53 per cent.	
Level of qualification of those living in the district						www.statistics.gov.uk
<ul style="list-style-type: none"> Proportion of population of working age (16-74) with GCSE or equivalent as the highest qualification achieved (Level 2) 	2001: 20%	Surrey 2001: 22%	<ul style="list-style-type: none"> Year 1: 1% point improvement over baseline (77.5%) Year 2: 2% point improvement over baseline (78.5%) Year 3: 3% point improvement over baseline (79.5%) 			Data from Census 2001
<ul style="list-style-type: none"> Proportion of population of working age (16-74) with A-levels or equivalent as the highest qualification achieved (Level 3) 	2001: 11%	Surrey 2001: 10%	<ul style="list-style-type: none"> Year 1: 1% point improvement over baseline (59.4%) Year 2: 2% point improvement 			

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
			over baseline (60.4%) Year 3: 3% point improvement over baseline (61.4%)			
▪ Proportion of population of working age (16-74) with a first degree or equivalent as the highest qualification achieved (Level 4/5)	2001: 34%	Surrey 2001: 27%				
Proportion of adults (16-60) with poor literacy and numeracy skills	2001: Literacy - 17.3% / Numeracy - 16%	Surrey 2001: Literacy - 18.6% / Numeracy - 17.3%	Learning and Skills Council target to help 1.5 million people by 2007.			www.dfes.gov.uk
Education and skills ranking for Indices of Multiple Deprivation	Data to be sourced.					
4. To create and maintain safer and more secure communities.						
The number of recorded offences (per 1000 people)	2007/008	Surrey 2007/2008 (brackets = per 1000 people)	To reduce the amount of crime in Elmbridge.	The UK crime rate has dropped in the last year.		www.homeoffice.gov.uk
Domestic violence	In 2004 this was estimated as 350+ cases but due to the sensitive nature of the crime it is difficult	No data				

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
	to obtain accurate data.					
Violence against the person	1,626 (13)	14,085 (13)				
Sexual offences	62 (0)	673 (1)				
Robbery	75 (1)	406 (0)				
Burglary	666 (5)	3,568 (3)				
Theft of motor vehicle	197 (2)	1,907 (2)				
Theft from motor vehicle	946 (7)	6,322 (6)				
Drug offences	no data	2,607 (2)				
The proportion of people that live in fear of crime	Local data to be sourced	Surrey			Fear of crime is high.	www.audit-commission.gov.uk
% very worried about burglary		2005-2006: 8.49% 2004-2005: 10.3%				
% high level of worry about car crime		2005-2006: 7.98% 2004-2005: 7.9%				
% high level of worry about violent crime		2005-2006: 10.03% 2004-2005: 11.3%				
Deaths and casualties arising from fires per 100,000 population	2006: 12	2006: South East – 1,364				www.neighbourhood.statistics.gov.uk
Crime ranking from the Indices of Multiple	Data to be sourced.					

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
Deprivation						
5. To minimise the harm from flooding.						
Number of properties at risk from flooding (zones 2 and 3)	12,500 properties in flood zone 2/3.	2008: 284,000 properties in the South East have been identified as being within an area where there is high probability of flooding.	Prevent all inappropriate development in the flood plain	This figure has increased after the release of the EA flood zones 2004 indicating a greater area at risk from flooding		GIS In house data 2009 SEERA Regional Monitoring Report 2007
Number of planning permissions given contrary to Environment Agency advice	2008: 0					Annual Monitoring Report (2008)
6. To improve the accessibility to all services and facilities.						
Proportion of (major) development located in accessible areas* – sites of 5+ dwellings.	data not available		AMR COI 3b – Annex 3ii. *Average accessibility to all services within 30 min by public transport.			AMR
Accessibility by public transport, cycling and walking (percentage of population within 20 minutes travel time)	data not available		Surrey LTP Annual Progress Report 2004 Target 2 p.32			AMR
Number and	data not available			2001 Census		AMR

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
direction (and distance) of journey to work movements						
Effective protection of the environment						
7. To make the best use of previously developed land and existing buildings.						
Percentage of dwellings built on previously developed land	2008: 95.6%	South East Housing development: 79%	South East Plan has a 60% target	The figure has now stabilised after gradual improvement		Annual Monitoring Report 2008
The amount of commercial / employment development built on previously developed land in urban areas	2008: 100%	2007-08: Commercial and leisure development: 75%				Local Development Framework Monitoring Report Commercial & Retail Facilities Monitor 2007 - 2008
Percentage of new dwellings completed at fewer than 30dpa / 30-50dpa/ 50+dpa	2007-2008: 23.7 2006-2007: 31 2004-2005: 35.86	Surrey 2003/04 - 30.7	PPS3 suggests a 30 dph minimum. The Surrey Structure Plan sets a target of 35 dwellings per hectare (d.p.h) for all sites of 10 units and above.		Character of the area	Annual Monitoring Report 2008
8. To reduce land contamination and safeguard soil quality and quantity.						
Amount of contaminated land	There are no declared areas of contaminated land in Elmbridge.	Data not available				Environmental Health in house data

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
Amount of contaminated land remediated to suitable use	Data currently not collected.					
9. To ensure air quality continues to improve.						
Number and locations of AQMAs	7 AQMAs Esher High St Hampton Court Rd Molesey Walton Rd Molesey Kingston By pass Hinchley Wood Walton High St Cobham High St Weybridge High St		Reduce number of AQMAs			Environmental Health in house data
The number of properties affected by poor air quality	Data to be sourced.					This only has to be monitored if the District is not achieving government targets
Level of vehicle emissions Total oxides of nitrogen Particulates Carbon dioxide	Most recent data from 2002 1,559 (tonnes) 88 (tonnes) 73,598 (tonnes)	Surrey – 2002 16,654 (tonnes) 915 (tonnes) 770,093 (tonnes)	No targets set			www.surreycc.gov.uk
Annual average of NO2 and PM10 within AQMAs relative to national standards	Data to be sourced.			Levels of PM10 have never been measured within AQMAs in Elmbridge and were declared due to failure to meet		Environmental Health in house data

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
				national objectives relative to NO2.		
Number of days when pollution is moderate or high	Data to be sourced.	South East 2007: 62	To reduce the number of days when air quality is moderate or high	No overall trend is obvious but the increase, which reflects the national trend, is a concern.		SEEDA Regional Monitoring Report 2007
10. To reduce noise pollution.						
The percentage of people who would benefit from new quiet road surfacing	Local data not available.	1999/2000 – 2004/2005 nearly 120,000 residents (about 11% of the population) have benefited from lower traffic noise on roads near their properties. Surrey 2006 over 200km of road and more than 20,000 people benefited from low noise road surfacing		Surrey predict the use of low noise surfacing will benefit 16% of the population by 2010/11		Surrey LTP2 (section 6)
11. To reduce light pollution.						
Number of new floodlighting installations including the number of fittings installed which minimise light	This data is not currently collected.			There is a possibility that SCC may adopt an indicator for street lighting, this may result in an		

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
pollution				additional/alternative indicator.		
12. To maintain and improve the water quality of the rivers and groundwater.						
Percentage rivers in plan area whose biological quality is rated as "good". Rivers include: River Thames River Mole/Ember River Wey River Rythe Dead River and tributary Fairmile Ditch Engine River River Leate The Cranbrook Rydens Road ditch	2005: 100% 2004: 94.4%	South East 2007: Biological: 98%		Biological quality has improved and needs to be maintained at 100%.		www.areaprofiles.auditcommission.gov.uk Environment Agency
Percentage rivers in plan area whose chemical quality is rated as "good"	2005: 84.78% 2004: 78.81%	South East Chemical: 97%		Chemical quality has improved.		www.areaprofiles.auditcommission.gov.uk Environment Agency
Incidents of major and significant water pollution	Data to be sourced.	South East 2007: 58				
13. To conserve and enhance biodiversity within the plan area.						
Population of wild birds	This data is not currently collected.	UK 2002: 112.8 species 2000 - Surrey: 87% of the 1970 population	By 2010, achieve a sustained increase in the regional wild	Decrease in numbers since 1970		www.statistics.gov.uk Biological Records Centre (Surrey Wildlife Trust)

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
			bird population			
Number of characteristic rare species and priority habitats	<i>Local data to be sourced.</i>	<u>Thames Basin Heath SPA - Ockham and Wisley Commons (As identified in Surrey BAP)</u> Dartford Warbler, 445 pairs representing at least 27.8% of the breeding population in Great Britain Nightjar, 264 pairs representing at least 7.8% of the breeding population in Great Britain Woodlark, 149 pairs representing at least 9.9% of the breeding population in Great Britain South West	No loss of species within the Thames Basin Heaths area of Elmbridge.			www.jncc.gov.uk

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
		<p>London Water Bodies SPA (Knight and Bessborough Reservoirs)</p> <p>Gadwall, 786 individuals representing at least 2.6% of the wintering Northwestern Europe population</p> <p>Shoveler, 1,075 individuals representing at least 2.7% of the wintering north western/central Europe population</p>				
The extent (hectares) and condition of land designated as a Site of Special Scientific Interest (SSSI).	<p>Esher Commons (89.93 hectares): unfavourable recovering 100%</p> <p>Ockham and Wisley Commons (62.88 hectares): unfavourable recovering 97.55% / unfavourable</p>	<p>South East – 2008: 692 / 139,130 hectares / 7% of region area</p> <p>No data available on average conditions across the region</p>	By 2010, to ensure that 95% of SSSI's are favourable or recovering condition (target to reflect the national PSA target)			<p>Annual Monitoring Report 2008</p> <p>www.naturalengland.org.uk</p>

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
	declining 2.45% Knight and Bessborough Reservoirs (63.43 hectares): favourable 100%					
Number of Sites of Nature Conservation Importance (SNCIs) Local Nature Reserves (LNRs) within Elmbridge	2008: there are 14 SNCIs Claygate Common: 14 ha Esher Common: 136 ha Molesey Heath: 17 ha Stokes Field: 5 ha West End Common: 75 ha	Surrey LNR: 28				Local Development Plan 2000 In house monitoring www.surreycc.gov.uk
Extent of ancient woodlands	2008: 16 sites / 218.53 ha	South East 2007: 235,095 hectares (include ancient & native woodland and plantations on ancient woodland sites) Surrey 2008: 1200 sites / 10436.34 Ha	The council aims to preserve and protect these areas	Surrey in the most wooded County in the UK.	Sites below 2 Ha in size are currently excluded from the data.	Surrey Ancient Woodland Survey SEEDA Regional Monitoring Report 2007
Extent and condition	Data to be sourced	Data to be				

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
of key habitats for which Biodiversity Action Plans have been established		sourced				
Number of new developments contributing to mitigation of Thames Basin Heaths	01/01/2008 – 31/12/2008 15 schemes	Data to be sourced.				In house data
14. To protect and enhance the natural, archaeological and historic environments and cultural assets.						
Number of listed buildings, ancient monuments and conservation areas	2007/2008: Grade I listed buildings - 8 Grade II* listed buildings- 24 Grade II Listed buildings- 743 Ancient monuments- 6 Conservation areas- 24 396 listings in total I – 8 II – 360 II* - 28	Surrey ancient monuments - 165	Not to see a reduction in these numbers			Statutory list – Elmbridge in house details
Proportion of statutory listed buildings at risk	2008: 1 – The Belvedere – Claremont Park Grade II*	Surrey 2008: 6 (1 Grade I / 2 Grade II / 3 Grade II*)	To make sure no Statutory listed buildings are at risk.			English Heritage Buildings at Risk Register
Proportion of statutory listed buildings demolished or removed from the	2008: 0					Elmbridge in house details

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
list owing to approved or unauthorised alterations						
Number of statutory listed buildings demolished	2008: 0		For this figure to remain at 0			Elmbridge in house details
Proportion of scheduled ancient monuments at risk	2008: 0	Surrey 2008: 2	To see this figure (of 0) maintained.			English Heritage Buildings at Risk Register
Number of sites of archaeological importance	9 sites are Ancient monuments and County Sites of Archaeological Importance 91 areas of High Archaeological Potential	2080 areas of High Archaeological Potential in Surrey				Surrey County Council – Historic Environment Record unit 2009.
Proportion of Conservation Areas with an appraisal that has been reviewed within the previous 5 years	7 – includes 2 in consultation stage		Work through list of priority areas identified and agreed at Council.			Elmbridge in house details
The percentage of residents very or fairly satisfied with cultural assets	2003/2004 2006		No targets have been set.			BVPI 2006 Residents' Satisfaction Survey
▪ Museums / Galleries	20% 26%					
▪ Theatres / Concert Halls	30% 22%					
▪ Libraries	62% 64%					

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
Loss of green space	This data is not currently collected.					
Improvements to green space	This data is not currently collected.					
Number of green spaces qualifying for green flag status	There are currently no green spaces that have green flag status, but three sites have been entered for 2009.					www.greenflagaward.org.uk
15. To reduce road congestion and the need for travel.						
Proportion of travel to work by mode	2001	2001 Surrey				Census 2001
▪ Car	59.0%	64.5%				
▪ Rail	16.5%	10.6%				
▪ Bus	1.9%	2.3%				
▪ Motor cycle	1.5%	1.2%				
▪ Bicycle	2.8%	2.2%				
▪ Walking	5.6%	8.0%				
▪ Other	0.5%	0.5%				
▪ Works at home	12.3%	10.7%				
Distance travelled to work	All people: 58,786 Works mainly at or from home: 7,238 Less than 2 km: 7,876 2 km to less than 5 km: 8,755 5 km to less than 10 km: 9,151 10 km to less than 20 km: 9,891 20 km to less than 30	South East All people: 3,888,756 Works mainly at or from home: 386,302 Less than 2 km: 792,325 2 km to less than 5 km: 683,531 5 km to less than 10 km: 589,320				Census 2001

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
	km; 9,877 30 km to less than 40 km; 1,469 40 km to less than 60 km: 582 60 km and over: 613 No fixed place of work: 233 Working outside the UK: Working at offshore installation: 29	10 km to less than 20 km: 532,799 20 km to less than 30 km; 260,817 30 km to less than 40 km: 138,450 40 km to less than 60 km: 151,207 60 km and over: 141,187 No fixed place of work: 199,278 Working outside the UK: 11,593 Working at offshore installation: 1,947				
Proportion of schools with current travel plans	This data is not currently collected but will be in the future					
No of businesses with travel plans	This data is not currently collected but will be in the future					
Length of cycle tracks and number of cycling trips	Data still to be provided from Surrey CC		Surrey - To increase the average number			Surrey LTP 2 2007-2011

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
			of cycle trips by 20% between 2004 and 2010			
Household transport	2001	2001 Surrey			Cars are heavily relied on in the Borough and it will be a significant challenge to reduce car use.	Census 2001 data
Percentage of households without a car / van	12.0%	14.0%				
Percentage of households with 1 car / van	42.0%	40.6%				
Percentage of households with 2 or more cars / vans	46.0%	45.4%				
Proportion of new development incorporating maximum parking standards	Of the sites fully completed in 2007/08 the average car parking spaces per dwelling provided was 1.8.			This is a 0.2% increase on the last 2 years. This is above the 1.5 average that needs to be met in the Borough.		Annual Monitoring Report 2008
16. To reduce greenhouse gases.						
Emissions of greenhouse gases CO2	2007: 14.04 tonnes per capita	Surrey 2007: 13.7 tonnes per capita 6.9 tonnes per capita (2005) - baseline	Year 1: 2.8% reduction on baseline Year 2: 5.6% reduction on baseline Year 3: 10% reduction on baseline - LAA	Elmbridge is higher than the national average by 5.1% and the regional average by 15.5%		Climate Change Context Paper 2008 Surrey LAA 2008-2011

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
			target			
17. To ensure that the Borough is prepared for the impacts of climate change.						
Capacity during 'critical periods' to supply water without need for restrictions	No data					
Number of homes damaged as a result of an extreme weather event	No events					
Number of sites of ecological interest where flora or fauna were damaged by an extreme or persistent weather event e.g. tree loss from storm, species loss resulting from habitat change caused by persistent dry or wet conditions.	No events		The ecological value of all sites to be capable of recovery following an extreme or persistent weather event.		The number of sites could be a useful indicator but there is no centralised control and many bodies would need to be contacted about this	Surrey Wildlife Trust SCC Nature conservation officer.
Maintenance of high and stable levels of economic growth						
18. Provide for employment opportunities.						
Percentage of economically active people that are unemployed	2007/2008: 2.6%	Surrey 2007/2008: 3%	To reduce the number of economically active people who are unemployed.	This is increasing due to the current credit crunch situation.		NOMIS official labour market statistics
Number of residents working at or from home	2001: 7,238 / 8.4%	South East 2001: 386,302 / 6.7%				Census 2001
Balance between job	2006: 0.80	Surrey 2006:		The total number of	Job density (the	NOMIS official labour

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
supply and demand (job densities)		0.92 South East 2006: 0.89		jobs and the job density have both decreased in the last five years.	number of job per resident of working age, 1 indicating that there is one job per resident) It is likely that the jobs created in the Borough do not correspond to the demand of residents since they tend to be less well paid than the average resident-based earnings.	market statistics Employment Land Review 2008
Percentage of people of working age that are economically active	2007/2008: 80.2%	Surrey 2007/2008: 82.7%				NOMIS official labour market statistics
The number of VAT registrations and deregistrations	2007/2008: 10.6% registrations 7.9% deregistrations	Surrey 2007/2008: 10.1% registrations 7.3% deregistrations				NOMIS official labour market statistics
Breakdown of industries in Borough	2007 (%)	South East 2007 (%)				NOMIS official labour market statistics
Manufacturing	7.6	4.0				
Construction	4.0	8.5				
Services	87.8	4.6				
Distribution, hotels & restaurants	31.6	85.3				
Transport &	4.1	24.7				
	26.6	6.0				
	18.0	23.8				

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
communications Finance, IT, other business activities Public admin, education & health Other services Tourism-related	7.6 9.8	25.5 5.4 8.0				
Average weekly earnings for full time males and females working in the district (residence based)	2008	South East 2008:		Male weekly salary has fallen by £16.30 since 2007, whilst female weekly salary has increased by £34.7.		NOMIS official labour market statistics
All employees (full-time)	£705.2	£523.2				
All males (full-time)	£808.1	£584.4		In the South East		
All females (full-time)	£554.1	£437.4		both male and female weekly income has increased 2007-2008.		
19. Make land available to meet the needs of the economy.						
The number of granted planning permissions for commercial development by type	B1 – Business Use: 40 B2 –General Industrial: 7 B8 – Warehousing: 1 A1 – Retail: 25 A2 – Financial & Professional Services: 6 A3/A4/A5 – Food & Drink: 12	Comparison data not available.				Commercial and Retail Facilities Monitor 2007-2008

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
The area of employment land lost to residential use	2,840m ²	Comparison data not available.				Annual Monitoring Report 2008
Amount of vacant employment floorspace	2.40ha vacant land and 3.23ha of derelict land across the 32 employment areas.	Comparison data not available.				Employment Land Review 2008
Location and number of new hotel rooms	116 beds completed. Holiday Inn Portsmouth Road					2008 In house data.
20. Support economic growth which is inclusive, innovative and sustainable.						
a. Number of businesses producing local food and local products	SEEDA	S.E strategy for Regional Food http://www.sefgp.co.uk/strategy/				Local Produce in around Surrey' pub by SCC available from Judith Jenkins ext 419364
b Number of businesses sourcing goods and services locally.	seeda					Supply chain data. Info on this being developed by SCC Econ Dev Unit.
c. Number of businesses achieving reduction in consumption of resources, or mitigating the effects of practices that would otherwise result in degradation of natural resources.	SEEDA					Businesses' 'corporate social responsibility' reports. Contact: S Dulmage SCC ext 417911 for list of Surrey firms that produce these.
Number of businesses actively engaging in the	E-mail?					

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
Sustainable Business Programme						
Amount of energy (average annual domestic consumption) supplied to homes and businesses – already in section below	2004 Gas: 24935 kWh Electricity: 5566 kWh	2004 Gas: 24935 kWh Electricity: 5566 kWh		Domestic energy consumption increased by 17.5% in UK between 1990 and 2002 (no. of hh increased by 10%, pop grew by 2.5% and disposable income grew by 39%) In 2002 there was a 2.5% decrease in fuel consumption in UK compared with 2001. (caused by warmer weather and higher prices)		http://www-tec.open.ac.uk/eeru/natta/renewonline/rol46/9.htm Local statistics of energy use from gas and electricity supply companies? Audit Commission
e Number of homes taking up energy saving grants for loft insulation, double glazing, or cavity wall insulation. Number of homes installing low energy light bulbs		300,000 UK homes were loft or wall cavity insulated in 2002. 3.5 million low energy light bulbs were installed in UK homes in 2001.	Cut household carbon emissions by 1% per annum (2002 - 05 Energy efficiency commitment)			http://www.ofgem.gov.uk/temp/ofgem/cache/cmsattach/4247_EESoP_report_July03.pdf Local authority statistics on grant take up.
Prudent use of natural resources						
21. To achieve sustainable productions and use of resources.						
Amount of waste disposed of in landfill	Land filled waste [i.e. non-recycled waste]: 2003/04 - 44,805		SCC household waste reduction and			In house / Surrey Household Waste Study 2002-3 (contact Marianne

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
	tonnes 2004/05 - 44,968 tonnes 2008: 700 tonnes per week can't find more up to date data		minimisation targets. Industrial, construction & demolition waste targets in the SCC Waste Local Plan			Cole) Minerals & Waste Planning AMR 2004 (pub Jan 2005) contact David Lamb
Waste collected per capita	Kg of household waste collected per head. 2005-2006: 440 kg 2004-2005: 441 kg	Surrey: Kg of household waste collected per head. 2005-2006: 538.3 Kg 2004-2005: 551.8 Kg	To reduce household waste.			www.areaprofiles.audit-commission.gov.uk
Percentage of waste recycled	2005-2006: 20.9% 2004-2005: 17.5% 2003-2004: 15.0%	2005-2006: 19.22% 2004-2005: 16.85% 2003-2004: 14.50%	Year 1: 36% Year 2: 38% Year 3: 40% - LAA targets			www.areaprofiles.audit-commission.gov.uk
Percentage of waste composted	2005-2006: 0.5% 2004-2005: 0.4% 2003-2004: 0.3%	2005-2006: 8.72% 2004-2005: 7.27% 2003-2004: 5.70%	Year 1: 36% Year 2: 38% Year 3: 40% - LAA targets			www.areaprofiles.audit-commission.gov.uk Surrey LAA 2008-2011
22. To increase efficiency of new and existing development.						
Household per capita consumption (PCC) of water (daily use)	2004: 168 litres	2007-2008: 158 litres per person per day	To stabilise PCC of water at current levels	Water consumption per person in households increased by 7%		Environment Agency data and trends www.areaprofiles.audit-commission.gov.uk

SA Objectives and Indicators	Quantified Data (for EBC unless stated otherwise)	Comparators	Targets	Trend (EBC)	Problems/ Constraints	Source
				between 1992 and 2001 in England and Wales.		
The number of dwellings meeting code of sustainable homes standard	Data to be collected.	South East 2008: none recorded				
Energy use per capita (average annual domestic consumption)	2004 Gas: 24935 kWh Electricity: 5566 kWh	2007: Electricity: 2,044 kWh Gas: 6,538 kWh				www-tec.open.ac.uk www.areaprofiles.audit-commission.gov.uk www.southeast-ra.gov.uk www.dti.gov.uk
23. To increase the production and use of renewable energy.						
Installed capacity for energy production from renewable sources. Amount of energy contributed by wind, hydro and landfill gas sources. (Biomass, biogas/sewage gas, solar PV, wind, hydro)	Data to be collected.	South East June 2008: 358.53 MWe	Regional targets: 2010: 620MW (5.5%); 2016: 895MW (8%); 2026: 1750MW (16%); Sub-regional targets: (Thames Valley and Surrey) 202MW [2010] 271MW [2016]. Structure Plan target: 10% of energy requirement to be met from renewable resources			www.southeast-ra.gov.uk www.see-stats.org

Appendix E: Testing Core strategy DPD Objectives against SA Objectives

SA Objectives	Submission Core Strategy DPD Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	+	+	X	-	X	X	-	-	X	+	+	+	+	+	+	?	-	+
2	+	+	+	+	+	-	+	+	?	+	+	+	+	+	?	+	+	+
3	+	+	-	?	-	-	-	-	?	+	+	+	+	+	+	+	-	+
4	+	+	-	-	-	-	+	-	?	?	+	+	+	+	+	+	+	+
5	-	+	+	-	+	-	-	+	-	?	-	-	?	-	-	-	-	+
6	+	+	+	+	-	-	+	-	+	X	+	+	+	+	+	-	+	+
7	+	+	-	-	+	-	-	-	+	+	-	+	+	+	?	+	+	+
8	+	+	+	?	-	-	+	?	-	?	-	-	?	-	-	?	-	-
9	+	+	+	+	+	-	+	?	?	?	-	?	?	-	-	?	-	-
10	-	-	+	+	-	-	+	?	?	?	-	?	?	-	-	?	-	-
11	-	-	+	-	-	-	-	?	?	?	-	?	?	-	-	?	-	-
12	+	+	+	-	+	-	+	+	-	X	-	X	?	-	-	?	-	-
13	+	+	+	+	+	+	+	+	+	?	-	-	-	-	-	-	-	+
14	+	+	+	+	+	+	+	+	+	?	-	-	-	-	-	+	+	+
15	-	-	+	+	X	-	-	-	?	?	-	-	+	-	-	+	+	+
16	X	?	+	+	+	+	+	-	-	?	-	-	?	-	-	-	?	-
17	?	?	?	+	?	?	?	+	+	?	-	?	?	-	-	-	?	+
18	+	-	-	-	X	-	?	-	+	+	+	-	-	-	-	+	+	+
19	+	+	-	-	?	-	?	-	+	+	?	X	X	-	-	+	+	+
20	+	-	+	-	-	+	?	-	+	+	+	+	+	+	-	+	+	+
21	+	+	+	+	+	-	+	+	+	+	-	+	+	+	+	+	+	+
22	+	+	+	-	-	-	-	-	-	+	-	+	?	-	-	-	?	?
23	+	+	+	-	-	-	-	-	-	?	-	-	-	-	-	-	-	-

Key:	
+	Compatible
x	Possible Conflict
?	Not Know or Uncertain
-	Neutral

SA No.	Sustainability Objective
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 wellbeing of the whole population
3	To reduce poverty and social exclusion
4	To create and maintain safer and more secure communities
5	To minimise the harm from flooding
6	To improve the accessibility to all services and facilities
7	To make the best use of previously developed land and existing buildings
8	To reduce land contamination and safeguard soil quality and quantity
9	To ensure air quality continues to improve
10	To reduce noise pollution
11	To reduce light pollution
12	To maintain and improve the water quality of the rivers and groundwater
13	To conserve and enhance biodiversity within the plan area
14	To protect and enhance the natural, archaeological, historic environments and cultural assets
15	To reduce road congestion and the need to travel
16	To reduce greenhouse gases
17	To ensure that the Borough is prepared for the impacts of climate change
18	Provide for employment opportunities
19	Make land available to meet the needs of the economy
20	To support economic growth which is inclusive, innovative and sustainable
21	To achieve sustainable production and use of resources
22	To increase energy efficiency of new and existing development
23	To increase the production and use of renewable energy

CS Objective No.	Submission Core Strategy DPD Objectives
1	To retain the high quality of life experienced by most borough residents and share the benefits across all sections of the community
2	To deliver high quality buildings and neighbourhoods that enhance character, improve people's sense of safety and security and promote healthier lifestyles.
3	To promote sustainable lifestyles and reduce the Borough's ecological footprint through minimising and reducing the need to travel, minimising the use of natural resources and maximising the use of renewable energy
4	To reduce people's reliance on driving, by directing new development to sustainable locations, promoting attractive and convenient alternatives to using the private car and, in doing so, reducing congestion and pollution caused by traffic
5	To continue to protect the Green Belt, in order to prevent the coalescence of the Borough's towns and villages and retain the distinctiveness of our local communities
6	To protect the unique character of the Borough, and to enhance the high quality of the built, historic and natural environment.
7	To enhance the distinctiveness and diversity of the landscapes within the Green Belt, and to promote improvements to our network of strategic and local open land and green corridors balancing the desire to increase access to the open countryside with the need to protect and enhance biodiversity interests
8	To take part in a co-ordinated approach to the management of the Borough's waterways in a way that protects and enhances their distinct role and character and that minimises their potential to flood
9	To continue to support the Borough's variety of tourist attractions whilst protecting the amenities of those who live close by and provide an adequate supply of visitor accommodation in appropriate and sustainable locations.
10	To provide sufficient housing to meet the requirements of the South East Plan for 5620 units in the most sustainable locations
11	To address inequalities, promote better integration and increase opportunities for people who live in less affluent areas of the borough

12	To supply homes and land that address local housing needs in terms of mix, size, design and tenure.
13	To adopt a viable approach to contribute to increasing the supply of affordable housing as a key priority.
14	To meet the needs of an increasingly ageing population through a variety of measures, including lifetime homes, specialist accommodation and care and support services that respond to their needs.
15	To provide for the identified pitch requirements of gypsies and travellers in sustainable locations supported by good quality facilities
16	To maintain a thriving economy by providing an adequate supply of land and buildings, in the right places, to support a diverse range of business and commercial activity
17	To support and develop the distinctive roles of our town and village centres in order to provide a strong focus for commercial and community development
18	To respond to the social and physical infrastructure needs arising from new development in a way that delivers sustainable growth

Appendix F: Compatibility Assessment of SA objectives.

SA objectives	Social progress that recognises the needs of everyone					Protection of the environment								Maintenance of high and stable levels of growth			Prudent use of natural resources			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Social progress that recognises the needs of everyone	1	Black																		
	2	Green	Black																	
	3	Green	Green	Black																
	4	Green	Green	Green	Black															
	5	Red	Green	Green	Green	Black														
Protection of the environment	6	Green	Green	Green	Green	Red	Black													
	7	Red	Green	Green	Green	Green	Black													
	8	Red	Green	Green	Green	Green	Green	Black												
	9	Red	Green	Green	Green	Green	Green	Green	Black											
	10	Red	Green	Green	Green	Green	Green	Green	Green	Black										
	11	Red	Green	Green	Green	Green	Green	Green	Green	Green	Black									
	12	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Black								
	13	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Black							
Maintenance of high and stable levels of growth	14	Green	Green	Green	Green	Green	Green	Red	Red											
	15	Green	Green	Green	Green	Green	Green	Green	Green	Red	Red									
	16	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Black							
Prudent use of natural resources	17	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Black						
	18	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Black					
	19	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Black				
	20	Green	Green	Green	Green	Green	Green	Green	Red	Green	Red	Green	Green	Green	Green	Green	Green	Black		

Green	Compatible
Red	Not Compatible
?	Unknown

Appendix G: SA Framework – indicators and decision making criteria

Social progress that recognises the needs of everyone			
Objective Number	Objective	Indicator	Decision aiding Questions
1	To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	<ul style="list-style-type: none"> a. Housing completions b. Percentage of affordable housing delivered per year c. Number of households on the housing register d. Lower quartile housing prices against lower quartile earnings e. Number of unfit homes in the District f. The proportion of new homes with fewer than 3 bedrooms g. Number of older people helped to live at home 	<ul style="list-style-type: none"> ▪ Promote improvements in the availability and quality of the housing stock? ▪ Will the option help provide a supply of affordable homes to meet identified needs? ▪ Will the option increase the rate of provision of affordable housing? ▪ Will the option help to reduce the number of homeless in the District? ▪ Will the option increase the amount of extra-care or enhanced sheltered accommodation? ▪ Will the option reduce the number of unfit homes?
2	To facilitate the improved health and wellbeing of the whole population.	<ul style="list-style-type: none"> a. Death rates from circulatory disease, cancer and suicides b. Infant mortality rates c. Conceptions among girls under 18 d. Life expectancy e. Percentage of people whose health is classed as good f. Number of new healthcare facilities provided and the number lost to alternative uses g. Performance of Acute NHS Trust and completion of Extra Care 	<ul style="list-style-type: none"> ▪ Will the option help to improve the health of the community ▪ Will the option reduce health inequalities? ▪ Will the option improve access to health provision? ▪ Will the option encourage healthy lifestyles? ▪ Will the option help people to remain independent?

		Housing	
3	To reduce poverty and social exclusion.	<ul style="list-style-type: none"> a. Proportion of children under 16 living in income deprived households b. Percentage of population of working age who are claiming key benefits c. Percentage of population who are income deprived d. Average score for Indices of Multiple Deprivation e. Percentage of people achieving five or more A*-C GCSEs f. Level of qualification of those living in the district g. Proportion of adults with poor literacy and numeracy skills h. Percentage of all respondents satisfied with the local bus service i. Number of journeys made on local buses j. Access to services k. Percentage of rural households at set distances from key services 	<ul style="list-style-type: none"> ▪ Will the option address issues of deprivation? ▪ Will the option help to overcome social exclusion? ▪ Will the option address issues of poverty in identified areas? ▪ Will the option improve the provision of affordable transport? ▪ Will the option provide additional assistance to single parents, the elderly, those with ill health or disability? ▪ Will the option improve participation in further education?
4	To create and maintain safer and more secure communities.	<ul style="list-style-type: none"> a. The number of recorded offences per 1,000 people b. The proportion of people that live in fear of crime c. Pedestrians/cyclists – number killed and seriously injured d. The number of people killed or seriously injured in road accidents e. Deaths and casualties arising from fires 	<ul style="list-style-type: none"> ▪ Will the option help to reduce crime levels? ▪ Will the option help to reduce the fear of crime? ▪ Will the option reduce concerns associated with specified urban areas? ▪ Will the option reduce concerns relating to other identified areas? ▪ Will the option help to “design out crime”?

			<ul style="list-style-type: none"> ▪ Will the option increase natural surveillance? ▪ Will the option improve road safety?
5	To minimising the harm from flooding.	<ol style="list-style-type: none"> a. Number of properties at risk from flooding b. Number of properties built with sustainable drainage installed c. Number of properties linked to sustainable drainage systems. d. Area of land identified for flood storage purposes as part of catchment flood management plan considered for future revision. e. The number of properties or households that have access to the environment agency's flood warning service. 	<ul style="list-style-type: none"> ▪ Will the option reduce the risk of flooding to the development? ▪ Will the option reduce the risk of flooding to adjacent development? ▪ Will the option help to reduce the rate of run-off? ▪ Will the option encourage Sustainable Urban Drainage Schemes? ▪ Will the option reduce the amount of hard-surfacing? ▪ Will the option ensure that climate change extremes can be withstood?
6	To improve accessibility to all services and facilities.	<ol style="list-style-type: none"> a. Proportion of major development located in accessible areas b. Accessibility to public transport, cycling or walking. c. Number and direction (and distance) of journey to work movements 	<ul style="list-style-type: none"> ▪ Will the option improve access to key services (education, employment, recreation, health, community services, cultural assets)? ▪ Will the option enhance access to natural urban greenspace? ▪ Will the option provide safe pedestrian and cycle routes? ▪ Will the option improve public transport – including choice and interchange?

Effective protection of the environment

Objective Number	Objective	Indicator	Decision aiding Questions
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7	To make the best use of previously developed land and existing buildings.	<ul style="list-style-type: none"> a. Percentage of dwellings built on previously developed land b. The amount of commercial development built on previously developed land in urban areas c. Average density on sites with 10 or more dwellings d. The number of retail developments within and around town centres 	<ul style="list-style-type: none"> ▪ Will the option encourage the re-use of existing buildings? ▪ Will the option make the best use of PDL, so as to deliver sustainable development?
8	To reduce land contamination and safeguard soil quality and quantity.	<ul style="list-style-type: none"> a. The amount of contaminated land remediated b. Area of grade 1,2 and 3 agricultural land lost to development 	<ul style="list-style-type: none"> ▪ Will the option reduce the risk of creating further contamination? ▪ Will the option help to reduce the risk of contamination from designated sites? ▪ Will the option help to remediate contaminated sites? ▪ Will the option encourage on-site remediation? ▪ Will the option prevent soil erosion? ▪ Will the option minimise the loss of good quality agricultural land?
9	To ensure air quality continues to improve.	<ul style="list-style-type: none"> a. Annual average of NO2 and PM10, within AQMAs (Air Quality Management Areas) relative to national standards b. The number of properties affected by poor air quality c. Level of vehicle emissions 	<ul style="list-style-type: none"> ▪ Will the option help improve air quality? ▪ Will the option support specific actions in designated AQMAs? ▪ Will the option reduce pollution from traffic?
10	To reduce noise pollution.	<ul style="list-style-type: none"> a. The monitoring of LEQ noise levels around airports b. The percentage of population which would benefit from quiet road surfacing 	<ul style="list-style-type: none"> ▪ Will the option encourage the creation of tranquil areas? ▪ Will the option ensure that people are not exposed to greater levels of noise?

11	To reduce light pollution.	a. Number of new floodlighting installations including the number of fittings installed which minimise light pollution	<ul style="list-style-type: none"> ▪ Will the option help reduce light pollution?
12	To maintain and improve the water quality of the rivers and groundwater	<ul style="list-style-type: none"> a. Percentage of rivers in plan area whose biological quality is rated as “good”. b. Percentage of rivers in plan area whose chemical quality is rated as “good”. c. Quality of groundwater 	<ul style="list-style-type: none"> ▪ Will the option increase pollution of groundwater, watercourses and rivers from run-off/point-sources? ▪ Will the amount of nitrates/phosphates entering the water environment be reduced? ▪ Will the option provide adequate utilities infrastructure to service development to avoid unacceptable impacts on the environment?
13	To conserve and enhance biodiversity within the plan area.	<ul style="list-style-type: none"> a. Hectares of land designated as a Site of Special Scientific Interest (SSSI) b. The number and area of Sites of Nature Conservation Importance (SNCIs) and Local Nature Reserves (LNRs) c. Extent of ancient woodlands 	<ul style="list-style-type: none"> ▪ Will the option secure enhancement in biodiversity in all new development? ▪ Will the option continue to protect formally designated areas of nature conservation? ▪ Will the option create more habitats? ▪ Will the option prevent fragmentation, and increase connectivity, of habitats? ▪ Will the option enhance urban biodiversity? ▪ Will the option take account of the effects of climate change on biodiversity? ▪ Will the option adequately defend and enhance protected species? ▪ Will the option enhance understanding of the importance of biodiversity?

14	To protect and enhance the natural, archaeological, historic environments and cultural assets.	<ul style="list-style-type: none"> a. Number of listed buildings, ancient monuments and conservation areas b. Proportion of statutory listed buildings at risk c. Proportion of statutory listed buildings demolished or removed from the list owing to approved or unauthorised alterations. d. Proportion of scheduled ancient monuments at risk e. Proportion of conservation areas with an appraisal that has been reviewed within the previous 5 years f. The number of unauthorised works undertaken within conservation areas in the previous four years that have been enforced against. g. The percentage of residents very or fairly satisfied with cultural assets h. Improvement in accessibility of the countryside to the public via the Rights of way network 	<ul style="list-style-type: none"> ▪ Will the option continue to protect and/or enhance the Borough's cultural assets? ▪ Will the option improve equitable access to the Borough's cultural assets? ▪ Will the option promote sensitive re-use of culturally important buildings, where appropriate? ▪ Will the option increase equitable access to the urban fringe? ▪ Will the option protect and enhance the District's natural urban greenspace? ▪ Will the option ensure the effects of climate change are considered?
15	To reduce road congestion and the need to travel	<ul style="list-style-type: none"> a. Traffic reduction b. Proportion of travel to work by mode c. Proportion of schools with current travel plans d. Length of cycle tracks and number of cycling trips e. Accessibility by public transport, cycling and walking f. Household transport by mode g. Proportion of new development incorporating maximum parking standards. 	<ul style="list-style-type: none"> ▪ Will the option reduce congestion? ▪ Will the option reduce the need to travel, especially by car/lorry? ▪ Will the option reduce the need for car ownership? ▪ Will the option increase walking/cycling levels? ▪ Will the option help provide walking/cycling/public transport infrastructure? ▪ Will the option be accommodated within the existing public transport constraints? ▪ Will the option reduce the need for road freight?

			<ul style="list-style-type: none"> ▪ Will the option reduce the quantity of greenhouse gases released into the atmosphere?
16	To reduce greenhouse gases	a. Emissions of greenhouse gases, CO2	<ul style="list-style-type: none"> ▪ Will the option reduce the quantity of greenhouse gases released into the atmosphere?
17	To ensure that the District is prepared for the impacts of climate change	a. Capacity during 'critical periods' to supply water without the need for restrictions b. Number of homes damaged as a result of an extreme weather event	<ul style="list-style-type: none"> ▪ Will the option help in protecting the community from the extremes of climate change? ▪ Will the option increase the ability of the community to become more self sufficient, so as to withstand major weather events? ▪ Will the option reduce the opportunity to adapt in the future?

Achieving a sustainable economy			
Objective Number	Objective	Indicator	Decision aiding Questions
18	Provide for employment opportunities	a. Proportion of people claiming unemployment benefits who have been out of work for more than one year b. Percentage of population who are income deprived c. Percentage of people of working age that are economically active d. The net change in the number of VAT registrations and deregistrations e. Industrial breakdown of VAT registrations f. Average annual earnings for full time male and	<ul style="list-style-type: none"> ▪ Will the option provide for the needs of economy, especially local business ▪ Will the option encourage diversity and quality of employment? ▪ Will the option encourage rural diversification?

		females working in the district	
19	Make land available to meet the needs of the economy	<p>a. The number of granted planning permissions for commercial development</p> <p>b. The area of employment sites lost to other uses</p> <p>c. The number of rural diversification schemes</p> <p>d. Percentage of vacant employment floorspace</p> <p>e. Shop surveys (growth/change in floorspace use & vacancy rates)</p>	<ul style="list-style-type: none"> ▪ Will the option enhance the viability, vitality and attractiveness of urban centres and encourage their commercial renewal? ▪ Provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?
20	Support economic growth which is inclusive, innovative and sustainable	<p>a. Number of persons registered in adult education classes</p> <p>b. Growth in GDP and Value Added</p> <p>c. Percentage of economically active people that are unemployable</p> <p>d. Balance between labour supply and labour demand</p> <p>e. Number of residents working at, or from home</p>	<ul style="list-style-type: none"> ▪ Encourage provision of jobs accessible to residents? ▪ Will the option meet the needs for labour without increasing the need for travel? ▪ Will the option provide for the needs of indigenous businesses and skills? ▪ Will the option increase the likelihood of local jobs being filled by local people? ▪ Will the option facilitate and encourage the building of a skilled local workforce? ▪ Promote lifelong learning and training, accessible to all? ▪ Will the option encourage mixed-use development?

Prudent use of natural resources

Objective Number	Objective	Indicator	Decision aiding Questions
21	To achieve sustainable production and use of resources	<p>a. Number of businesses producing local food and local products.</p> <p>b. Number of businesses actively engaged in the</p>	<ul style="list-style-type: none"> ▪ Will the option help reduce the environmental impacts of products

		<p>Sustainable Business Programme</p> <p>c.Amount of energy supplied to homes and businesses</p> <p>d.Number of homes taking up energy saving grants for loft insulation, double glazing, or cavity wall insulation</p> <p>e.Percentage new build and retrofit homes meeting Ecohomes 'excellent' standard and he percentage of commercial buildings meeting BREEAM 'excellent' standard</p> <p>f. The number of construction sites recycling or reusing demolition waste</p> <p>g.Amount of waste disposed of in landfill</p> <p>h.Waste collected per capita</p> <p>i. Percentage of waste recycled</p> <p>j. Percentage of waste composted</p> <p>k.Household per capita consumption (PCC) of water</p> <p>l. Water supply and demand balance</p> <p>m. The number of water meters installed</p> <p>n.Percentage of new developments incorporating grey water collection</p>	<p>and services?</p> <ul style="list-style-type: none"> ▪ Will the option help stabilise the Borough's ecological footprint? ▪ Will the option encourage self-sufficiency? ▪ Will the option encourage the use/supply of sustainable and/or local products/services? ▪ Will the option reduce the use of primary resources, or create markets for recycled materials? ▪ Will the option increase residents' awareness of the environmental impacts of their lifestyle choices? ▪ Will the option promote reuse and recycling of materials? ▪ Will the option help ensure that minimal non-renewable resources are used in construction? ▪ Will the option help minimise the "whole life cycle" use of natural resources? ▪ Will the option allow the efficient storage and collection of waste? ▪ Will the option facilitate the provision of additional sustainable waste management capacity, avoiding the need to landfill? ▪ Will the option allow waste to be managed close to where it arises? ▪ Will the option minimise the production of waste? ▪ Will the option safeguard water resources to maintain an adequate
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			<ul style="list-style-type: none"> level of river and ground water? ▪ Will the option increase the demand for water? ▪ Will the option encourage water to be stored for re-use?
22	To increase energy efficiency of new and existing development.	<ul style="list-style-type: none"> a. Energy use per capita b. Improvement in dwelling SAP rating across district c. Number of homes incorporating CHP heating 	<ul style="list-style-type: none"> ▪ Will the option reduce the need for energy use? ▪ Will the option help to reduce fuel poverty? ▪ Will the option improve the energy efficiency of the building stock? ▪ Will the option support decentralised energy generation? ▪ Will the option support the development of CHP?
23	To increase the production and use of renewable energy.	<ul style="list-style-type: none"> a. Installed capacity for energy production from renewable sources b. Annual electricity production from renewable sources c. Installed capacity for heat generation from renewable sources d. Annual heat production from renewable sources e. Greenhouse gases displaced annually by total renewable energy generation f. Area of land planted with short rotation coppice g. Area of land planted with energy crops for transport biofuels 	<ul style="list-style-type: none"> ▪ Will the option facilitate the generation/use of renewable energy? ▪ Will the option support the production/use of biomass? ▪ Will the option support the use of wind as energy? ▪ Will the option support the use of sun as energy? ▪ Will the option support the collection and use of organic waste as a fuel?

Appendix H: Social, Environmental and economic effects matrix for the Core Strategy

CS1- Spatial Strategy

New development will be delivered in accordance with a clear spatial strategy which provides the most sustainable way to accommodate growth supported by high quality infrastructure, whilst respecting the unique character of the Borough and the local distinctiveness of individual settlements.

1. The Borough's green infrastructure network, including the Green Belt and other open spaces within the urban area, will continue to be a key determinant in shaping settlements and development patterns in the future. The multi functional role of the network will continue to be protected and enhanced and the Council will work with partners to manage and expand sustainable networks of accessible green space and corridors to and through the urban area.

2. New development will be directed towards previously developed land within the existing built up areas. Location and scale will need to take account of the existing characteristics, role and function of individual settlements; Elmbridge Settlement Strategy 2009 access to existing or committed services and infrastructure; and the availability of developable land. The settlements within Elmbridge fall within the following broad categories;

- Main settlement areas: Walton and Weybridge have been identified as the most sustainable locations within Elmbridge. They provide a broad range of uses and services, as well as opportunities to accommodate new development
- Suburban settlement areas: Esher, Hersham, East and West Molesey, Hinchley Wood and the Dittons are primarily residential in character and provide a more limited range of uses and services. These areas are not as sustainable as Walton and Weybridge, but nevertheless have the capacity to accommodate new development in a sustainable manner.
- Service Centre and rural fringe area: Cobham, Oxshott, Stoke D'Abernon and Downside. Although the 4 settlements located within this area are distinctively different, they are intrinsically linked to Cobham with regards to service provision. The majority of new development within this area will be directed towards Cobham and its immediate environs as this is the most sustainable location.
- Suburban village: Claygate functions as a large village rather than a suburban area. Given the nature of the area, it offers very limited development opportunities.

3. Town and village centres will continue to be the focus for new development, providing a range of services in well designed environments that are accessible to everyone. The spatial strategy takes account of their respective roles and character and supports their vitality and viability within the context of a clear hierarchy detailed as follows;

Centre Hierarchy	Centre	Role
Town Centres	Walton on Thames	Further town centre development will be encouraged where this adds to the overall vitality and viability of the centre; is of an appropriate scale; and makes a positive contribution to the significant environmental improvements that have and continue to take place in the town.
District Centres	Weybridge, Cobham, Esher, East Molesey and Hersham	Measures to safeguard and consolidate the role and function of the Borough's district centres will be promoted.
Local Centres	Claygate, East Molesey Bridge Rd, Hinchley Wood, Oxshott, Oatlands, Thames Ditton, Walton Terrace Road, Walton Halfway and Weybridge Queens Road	The existing retail role and function of these local centres will be safeguarded and consolidated in order to provide easily accessible shopping and meet people's day to day needs. These centres fulfill an important role and will be the focus for more accessible local services, such as small scale community facilities, but are not considered suitable for large scale developments
Small Parades and Local Shops		The retention and provision of small parades and local shops will be promoted where they serve a local need. They can provide important and convenient facilities for 'top up' shopping and are of significant importance to those

who have limited access to the larger centres across the Borough.

4. The Council will work in partnership with public sector providers, utility companies and developers to ensure that local communities are supported by high quality infrastructure provided in the most sustainable locations and commensurate to the needs of different areas. To address the needs of the predicted additional population, specific programmes for the provision of new and enhanced infrastructure and services will be established to mitigate the impact of cumulative development and maintain the quality of life in each part of the Borough.

5. All new developments must be high quality, well designed and locally distinctive. They should be sensitive to the character and quality of the area, respecting environmental and historic assets and, where appropriate, introduce innovative contemporary designs that can positively improve local character (See policy XX - Implementation and Delivery).

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	++	++	
To facilitate the improved health and wellbeing of the whole population.	++	++	++	
To reduce poverty and social exclusion	+	+	+	
To create and maintain safer and more secure communities	+	+	+	
To minimise the harm from flooding	-	-	x	
To improve the accessibility to all services and facilities	++	++	++	
To make the best use of previously developed land and existing buildings	++	++	++	
To reduce land contamination and safeguard soil quality and quantity	++	++	++	
To ensure air quality continues to improve	+	+	+	Directing development to sustainable locations

To reduce noise pollution	-	-	-	
To reduce light pollution	o	o	o	
To maintain and improve the water quality of the rivers and groundwater	?	?	?	Check with Environmental Agency regarding water, suitability of SuDs etc.
To conserve and enhance biodiversity within the plan area	+	+	+	
To protect and enhance the natural, archaeological, historic environments and cultural assets	+	+	+	
To reduce road congestion and the need to travel	+	+	++	
To reduce greenhouse gases	+	+	+	
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	o	o	o	
Make land available to meet the needs of the economy	o	o	o	Seeking intensification of SEL.
To support economic growth which is inclusive, innovative and sustainable	+	+	+	
To achieve sustainable production and use of resources	++	++	++	
To increase energy efficiency of new and existing development	o	o	+	
To increase the production and use of renewable energy	o	o	+	

CS2- Housing provision, location and distribution

The Council will make provision for 5,620 net additional dwellings (281 net dwellings annual average) within the Borough between the period 2006 and 2026 in accordance with the South East Plan. Taking account of units that are likely to have been completed prior to the beginning of the Plan period, approximately 4,000 new homes will need to be provided between 2010-2026 to meet the regional housing target. In compliance with the Borough's spatial strategy set out in policy CS1, that these will be provided broadly in accordance with the following distribution:

Walton	800 to 850
Weybridge	850 to 900
East and West Molesey	600 to 650
Long Ditton, Thames Ditton, Hinchley Wood and Weston Green	500 to 550
Esher	350 to 400
Hersham	300 to 350
Cobham (Fairmile, Oxshott, Stoke D'Abernon, Downside,)	600 to 650
Claygate	50 to 100

The Council will aim to provide all housing on previously developed land and through the use of existing building stock by:

1. Promoting the development of specific sites for housing through the Development Management and Site Allocations DPD.
2. Supporting the change of use of existing buildings to housing, through sub division or conversion, on all sites suitable for that purpose, taking into account other policy objectives.
3. Ensuring the inclusion of housing in mixed-use schemes, where housing can be accommodated in an acceptable manner without compromising other planning objectives.
4. Supporting the redevelopment for housing on employment land through mixed-use developments, that retain employment use or, where the retention of the land in employment use is not considered necessary to accommodate anticipated future growth.
5. Promoting the redevelopment of existing areas of poor quality housing.
6. Ensuring effective use of urban land for housing by delivering high-density housing developments in the most sustainable locations.
7. Resisting any developments that involve a net loss of housing, unless it can be demonstrated that the benefits of the development outweigh the harm.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	++	++	
To facilitate the improved health and wellbeing of the whole population.	++	++	++	
To reduce poverty and social exclusion	+	+	+	
To create and maintain safer and more secure communities	o	o	o	
To minimise the harm from flooding	-	-	x	Potential to have negative impacts depending on location of development. Mitigated by flooding policies
To improve the accessibility to all services and facilities	+	+	++	
To make the best use of previously developed land and existing buildings	++	++	++	
To reduce land contamination and safeguard soil quality and quantity	+	+	+	
To ensure air quality continues to improve	x	x	x	Mitigated by sustainable construction, design, transport and spatial strategy policies
To reduce noise pollution	-	-	-	
To reduce light pollution	o	o	o	
To maintain and improve the water quality of the rivers and groundwater	x	x	x	Mitigated by flooding and sustainable construction policies
To conserve and enhance biodiversity within the plan area	o	o	o	Biodiversity policies will seek to improve this
To protect and enhance the natural, archaeological, historic environments and cultural assets	o	o	o	
To reduce road congestion and the need to travel	+	+	++	Mitigated by transport policies and CS1

To reduce greenhouse gases	x	x	x	Mitigated by sustainable construction, design and transport policies
To ensure that the Borough is prepared for the impacts of climate change	o	o	o	
Provide for employment opportunities	-	-	-	Potential to have negative impact if employment land is lost to housing. Mitigated by employment policy
Make land available to meet the needs of the economy	o	o	o	To reduce the quantum of employment land lost
To support economic growth which is inclusive, innovative and sustainable	o	o	o	
To achieve sustainable production and use of resources	+	+	+	
To increase energy efficiency of new and existing development	o	o	+	
To increase the production and use of renewable energy	o	o	+	

CS3 - Walton on Thames

Recent public and private investment in Walton on Thames will continue in order to build on the success already achieved and to ensure that high quality infrastructure and services are provided for all residents, and to deliver sustainable communities. Environmental improvements along the High Street will further raise the profile and improve the shopping experience of the centre.

Within the town centre, new development will be promoted within the town centre in a way that delivers high quality, well designed public spaces and buildings, makes efficient use of land and adds to the centre's attractiveness and competitiveness. Sites within and around the town centre will be considered for high density mixed-use developments and a diversity of uses which contribute to the centre's overall vitality and viability will be supported (see CS 18 - town centre uses). New employment floorspace will be directed to the town centre and other employment areas located around Hersham and Walton stations. Outside of the town centre, new development will be promoted through redevelopment of previously developed land, in a way that integrates with and enhances local character. New development proposals within the Church Street/ Bridge Street and Walton Riverside Conservation Areas will respect and enhance these areas of historic interest.

Local shopping facilities at The Halfway and Terrace Road will be supported in order that they can provide for the day to day needs of local residents.

Through the 'One Elmbridge Partnership', and in consultation with local people, measures which will uplift the environment of some residential areas and improve the health and well-being of residents will be promoted.

The Council will work in partnership with service providers to improve education, sports and health provision.

Access to and within the area will be improved through a series of measures including a new road bridge over the Thames at Walton, enhanced station facilities, and a parking management scheme around the town centre, extending south towards The Halfway, will be developed with a view to adopting a coherent approach to parking provision. This could potentially offer redevelopment opportunities which could address wider community needs. Other measures will be identified through the Elmbridge Infrastructure Delivery Group to improve access for pedestrians and cyclists, public transport users and those with impaired mobility (see policy CS28 - Implementation and Delivery).

A co-ordinated approach will be adopted to the use and management of the area's open spaces, with the aim of balancing the needs of the community with the imperative to protect the sites of European and national nature conservation value located in the north of the area including the Knight and Bessborough, Queen Elizabeth II and Island Barn reservoirs and the Molesey East and West reserves.

Development type and amount (approximate)	When
2006-2026 1350 units 2010-2026 800 - 850 units Other than in the town centre, housing will take place mostly as infill developments, in appropriate locations within the urban area	x units 2010-16 x units 2016-21 x units 2021-26
Employment 26,000m ² of additional office floorspace. Primarily to be provided within the town centre, as part of mixed use developments, but also potentially in employment areas at Hershams Road North and Lyon Road/ North Weylands.	Over the life of the Plan (subject to the findings of subsequent Employment Land reviews)

<p>Employment 26,000m² of additional office floorspace.</p> <p>Primarily to be provided within the town centre, as part of mixed use developments, but also potentially in employment areas at Hershams Road North and Lyon Road/ North Weylands.</p>	Over the life of the Plan (subject to the findings of subsequent Employment Land reviews)			
<p>Retail The impact of the Heart development will be assessed and the need for any further retail development kept under review.</p>	No further need has been identified. However, this will be subject to regular review.			
<p>Social, community and transport infrastructure improvements An additional 1-2 forms of entry at primary school level (dependant on additional provision in Hershams).</p>	By 2016			
<p>An additional GP practice will be needed, to support the growth in population.</p>	By 2016			
<p>Station improvements will include lengthening of platforms and improvements to station access.</p>	By 2014			
<p>A parking strategy will be developed, primarily focused in and around the town centre and the station. This could potentially free up land for alternative uses.</p>	By 2016			
<p>New Walton Bridge.</p>	By 2014			
<p>Environmental improvements to Walton High Street.</p>	By 2012			
Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	++	++	This is deliverable and achievable in accordance with the SHLAA and it also takes account of the settlement hierarchy and takes account of the suitability of settlements to accommodate the

				scale of development proposed and plan for necessary infrastructure.
To facilitate the improved health and wellbeing of the whole population.	+	+	+	
To reduce poverty and social exclusion	+	+	+	
To create and maintain safer and more secure communities	-	-	-	
To minimise the harm from flooding	+	+	+	Walton is predominantly in flood zones 1 and 2, thus directing development here satisfies the sequential test.
To improve the accessibility to all services and facilities	++	++	++	Walton is the largest service provider so locating a range of development here is highly sustainable. Preplanning the sustainable location of development can assist in the delivery of appropriate services and facilities.
To make the best use of previously developed land and existing buildings	++	++	++	
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	x	x	x	
To reduce light pollution	x	x	x	
To maintain and improve the water quality of the rivers and groundwater	-	-	-	
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	-	-	-	
To reduce road congestion and the need to travel	x	x	x	Increased development
To reduce greenhouse gases	x	x	x	Increased development
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	++	++	++	

Make land available to meet the needs of the economy	++	++	++	
To support economic growth which is inclusive, innovative and sustainable	+	+	+	
To achieve sustainable production and use of resources	+	+	+	
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	+	+	+	Larger sites and more diverse uses have more potential for CHP.

CS4 - Weybridge

Weybridge, which also includes Oatlands and St George's Hill, will continue to fulfil a diverse range of important roles as a centre for residential, employment and leisure uses. There is scope for additional residential development across the area, primarily through redevelopment of previously developed land. Opportunities for further employment will be focussed in existing employment areas at the Heights, Brooklands Business Park and the town centre.

Weybridge is an area with a high quality environment. All new development will need to be well designed, integrate with, and enhance local character. Development in areas of heritage value, specifically in and around Weybridge town centre, Monument Green,

Brooklands and the Wey Navigation will take account of their historic context and any relevant Conservation Area Character Appraisal.

Although there is limited development potential within the town centre, higher density mixed use developments could be appropriate, provided they take account of and enhance the historic context of the centre and contribute to the diversity of uses available to local people. (see CS 19 - Town Centre Uses).

The provision of social infrastructure and services, specifically education, will be improved within the plan period. The Council will work in partnership with providers to ensure that continual improvements take place in order to retain people's quality of life and address the needs of a growing local population.

The Council will work in partnership with service providers, to ensure that access to and within the area is improved for pedestrians and cyclists, public transport users and those with impaired mobility. The station will be improved and a parking strategy will be developed in partnership with Surrey County Council.



Development type and amount (approximate)	When
<p>Housing 2006 - 2026 - 1100 units 2010 - 2026 - 850 - 900 units Development will take place mainly as infill developments, in appropriate locations within the urban area</p>	<p>261 units - 2010 x units 2010 -16 x units 2016-21 x units 2021-26</p>
<p>Employment 18,000m² office floorspace primarily to be provided within the town centre as part of mixed use developments and within The Heights Business Park. 3,000m² warehousing/ distribution space at Brooklands Industrial Park/ Wintersells Road Industrial Park.</p>	<p>Over the life of the Plan</p>
<p>Retail No identified need for additional retail floorspace. Although Weybridge could support an increase in retail floorspace within the town centre. Some sites within Weybridge town centre could provide opportunities for mixed use development in the future. Roger Tym Retail Study 2006.</p>	<p>Subject to developer interest</p>
<p>Social, community and transport infrastructure improvements An additional 4 forms of entry at primary school level</p>	<p>By 2016</p>
<p>Improvements to Brooklands Community Park</p>	<p>By 2016</p>
<p>Station improvements will include lengthening of platforms and improvements to station access.</p>	<p>By 2014</p>
<p>Possible expansion of car parking provision at the station A parking strategy will give further consideration to the adoption of a local management plan which addresses provision, pricing and controls of on and off street parking. The areas under consideration would be primarily focused in and around the town, village and local centres.</p>	<p>By 2020s</p>
<p>Improvements to education facilities at Brooklands College</p>	<p>Subject to</p>

Implementation of Lower Thames Flood Risk Management Strategy Including widening of the Desborough Cut.

funding

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	++	++	This is deliverable and achievable in accordance with the SHLAA and it also takes account of the settlement hierarchy and takes account of the suitability of settlements to accommodate the scale of development proposed and plan for necessary infrastructure.
To facilitate the improved health and wellbeing of the whole population.	+	+	+	
To reduce poverty and social exclusion	+	+	+	
To create and maintain safer and more secure communities	-	-	-	
To minimise the harm from flooding	++	++	++	Weybridge is predominately in flood zone 1, thus directing development here satisfies the sequential test.
To improve the accessibility to all services and facilities	++	++	++	Weybridge is a significant service provider so locating a range of development here is sustainable. Preplanning the sustainable location of development can assist in the delivery of appropriate services and facilities.
To make the best use of previously developed land and existing buildings	++	++	++	
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	x	x	x	
To reduce light pollution	x	x	x	

To maintain and improve the water quality of the rivers and groundwater	-	-	-	
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	-	-	-	
To reduce road congestion and the need to travel	x	x	x	Increased development
To reduce greenhouse gases	x	x	x	Increased development
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	++	++	++	
Make land available to meet the needs of the economy	++	++	++	
To support economic growth which is inclusive, innovative and sustainable	+	+	+	
To achieve sustainable production and use of resources	+	+	+	
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	+	+	+	Larger sites and more diverse uses have more potential for CHP.

CS5 - Hersham

The Council will continue to support Hersham's role, primarily as a residential area that provides for a wide variety of house types. All new development will be expected to be well designed and to integrate and enhance local character. Particular attention will be given to estate and roadside environments which offer opportunities to deliver wider benefits to the area and the local community.

Proposals which add to the vitality and viability of the district centre will be encouraged provided that they enhance the role of the village centre and are of an appropriate scale. New development within Hersham Village will take account of and enhance the heritage value of the conservation area.

The Council will work in partnership with infrastructure and service providers to ensure that continual improvements take place to

Hersham's open spaces, education and health facilities, in order to address the needs of a growing local population. The Council will work in partnership with service providers, to ensure that access to and within the area is improved for pedestrians and cyclists, public transport users and those with impaired mobility. The station will be improved and the footpath and cycle network will be expanded to and through open spaces, as opportunities arise. Specifically, the Council will promote initiatives that deliver additional public open space in association with improved education facilities.

Development type and amount		When		
Housing 2006 - 2026 400 units 2010 - 2026 300-350 units		98 units - 2010 110 units 2010-16 94 units 2016-21 94 units 2021-26		
Employment There are no plans to significantly increase employment floorspace in Hersham. This will be kept under review.		Over the life of the Plan (subject to the findings of subsequent Employment Land reviews)		
Retail There is no identified need for additional retail floorspace in the area currently.		No further need has been identified. However, this will be subject to regular review.		
Social, community and transport infrastructure improvements An additional 1-2 forms of entry at primary school level (dependant on additional provision in Walton).		By 2016		
An additional GP practice will be needed to support the growth in population.		By 2016		
Extension to station platforms		By 2020s		
Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments

To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	+	+	
To facilitate the improved health and wellbeing of the whole population.	++	++	++	
To reduce poverty and social exclusion	++	++	++	
To create and maintain safer and more secure communities	-	-	-	
To minimise the harm from flooding	+	+	+	Hersham is predominatly in flood zones 1 and 2, thus directing development here satisfies the sequential test.
To improve the accessibility to all services and facilities	++	++	++	
To make the best use of previously developed land and existing buildings	+	+	+	
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	x	x	x	
To reduce light pollution	x	x	x	
To maintain and improve the water quality of the rivers and groundwater	-	-	-	
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	-	-	-	
To reduce road congestion and the need to travel	+	+	+	Provision of local infrastructure here coupled with increased walking/cycling.
To reduce greenhouse gases	+	+	+	
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	-	-	-	
Make land available to meet the needs of the	-	-	-	

economy				
To support economic growth which is inclusive, innovative and sustainable	-	-	-	
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	-	-	-	

CS6 - Whiteley Village

In recognition of Whiteley Village's unique circumstances, the evolving needs of its elderly residents, and the desire to conserve and enhance its character and function and support its long-term sustainability, infill development will be permitted within the village boundary as identified on the proposals map provided that:

- it is in accordance with PPG2;
- it supports the findings of the Strategic Review of Older People's Housing-2009 or meets a specific identified need;
- it is at an appropriate scale in relation to the existing built up area, respects the distinct pattern and layout of the village and supports its integrity;
- it is of a high standard and seeks to complement and enrich the village's unique character;
- it takes full account of the conservation status of the village and the numerous heritage assets, as well as its impact on the Green Belt;
- adequate utility, community and other services are available;
- It is related to the concept and wishes of William Whiteley and provides accommodation for people with limited means.

In order to provide more detailed guidance on the future development of the Village and ensure it is sensitive to its important historic, architectural, and landscape assets, a Conservation Area Management Plan will be produced by Whiteley Village trust, in association with the Council and English Heritage, with the aim of being adopted as Supplementary Planning Guidance.

In addition, the Council will support the Trust to develop the role of the village in meeting the needs of older people within the wider community and to increase public access and use to the surrounding open land.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	+	+	
To facilitate the improved health and wellbeing of the whole population.	+	+	+	Improves the health of a small part of the population
To reduce poverty and social exclusion	+	+	+	Certainly reduces poverty
To create and maintain safer and more secure communities	+	+	+	
To minimise the harm from flooding	-	-	-	
To improve the accessibility to all services and facilities	-	-	-	Accessibility to/from Whiteley Village is low
To make the best use of previously developed land and existing buildings	x	x	x	Potentially some green belt land may be used
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	-	-	-	
To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	-	-	-	
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	+	+	+	
To reduce road congestion and the need to travel	-	-	-	
To reduce greenhouse gases	-	-	-	
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	-	-	-	
Make land available to meet the needs of the	-	-	-	

economy				
To support economic growth which is inclusive, innovative and sustainable	-	-	-	
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	-	-	-	

CS7- East and West Molesey

The Council will continue to recognise the diversity and distinction of neighbourhoods and communities within East and West Molesey and plan in a way that takes account of natural, historic and cultural assets within and adjoining the area.

All new development will be expected to enhance the local character of the area, and specific attention will need to be given to areas of high heritage value including the Old Village, Kent Town and Bridge Road conservation areas, the River Thames, and Hampton Court Palace. The Council will continue to work with the One Elmbridge Partnership to deliver improvements which uplift the environment and deliver wider community benefits to some neighbourhoods within the area including improved provision for pedestrians and cyclists and public transport users.

Open space improvements will be supported along the River Thames as part of the Thames Landscape Strategy and as part of the Green Arc project at Molesey Heath.

New residential development will be focused on previously developed land within the built up area, taking account of relative flood risk. Attention will also be given to supporting the tourism role of Bridge Road, which offers a variety of cafés and restaurants to visitors to Hampton Court Palace. Redevelopment proposals at Hampton Court Station will improve the visitor experience as well as provide a notable landmark which is sensitive to its setting within an area of significant heritage value.

The strategic employment role of Molesey Industrial Estate will be supported, provided that this does not have a negative effect on the local environment, particularly with regard to lorry movements.

The variety of retail provision across the area will be supported although there is no identified need for additional provision. Proposals which could contribute to the future vitality and viability of centres will be supported, provided that they enhance the role of the centre and are of an appropriate scale.

The wealth of natural assets within the area will continue to be protected and the Council will work with partners to increase and improve public access to open spaces and protect and improve areas of high biodiversity value as appropriate.

The Council will also work with Surrey County Council in order to address the needs for education provision, specifically with regards to secondary schools.

Development type and amount	When
<p>Housing 2006 - 2026 800 units 2010 - 2026 600-650 units</p>	<p>189 units - 2010 228 units 2010-16 190 units 2016-21 190 units 2021-26</p>
<p>Employment Molesey Industrial Estate - additional 11,000m² warehousing/ distribution space. East Molesey - 2000m² additional office floorspace. Hotel - Hampton Court Station</p>	<p>Over the life of the Plan (subject to the findings of subsequent Employment Land reviews) By 2012</p>
<p>Retail There is no identified need for additional retail floorspace in the area currently.</p>	
<p>Social, community and transport infrastructure improvements An additional form of entry at primary school level Hampton Court Station will be subject to significant improvements as part of a mixed use development. A parking strategy will give further consideration to the adoption of a local management plan which addresses provision, pricing and controls of on and off street parking. Improvements within and around Molesey Heath linked to the Green Arc project.</p>	

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	+	+	
To facilitate the improved health and wellbeing of the whole population.	+	+	+	
To reduce poverty and social exclusion	-	-	-	
To create and maintain safer and more secure communities	+	+	+	
To minimise the harm from flooding	xx	xx	xx	Molesey has a significant flood context, and so development in this area will need good mitigation to ensure this risk is not increased.
To improve the accessibility to all services and facilities	+	+	+	
To make the best use of previously developed land and existing buildings	++	++	++	
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	x	x	x	
To reduce light pollution	x	x	x	
To maintain and improve the water quality of the rivers and groundwater	x	x	x	
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	+	+	+	Additional hotel should help to enhance tourism and consequentially local cultural assets.
To reduce road congestion and the need to travel	x	x	x	
To reduce greenhouse gases	-	-	-	
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	

Provide for employment opportunities	+	+	+	
Make land available to meet the needs of the economy	+	+	+	
To support economic growth which is inclusive, innovative and sustainable	-	-	-	
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	-	-	-	

CS8-Thames Ditton, Long Ditton, Hinchley Wood and Weston Green

The Council will continue to support the primary role of these areas as attractive and individually distinctive residential neighbourhoods. The redevelopment of the Government offices site will make a major contribution to the area's housing provision. Other opportunities will be promoted on previously developed land within the urban area where new development will contribute to local character and a distinct sense of place. Specific attention to design and heritage will be given within the 4 conservation areas, which include Thames Ditton, Weston Green, Giggs Hill Green, and Long Ditton (Church and Manor House). At Thames Ditton and Hinchley Wood shopping areas, measures will be supported that improve their environments and their individual roles as valued local centres.

The Council will work in partnership with Surrey County Council to ensure that education facilities are expanded and improved to support the needs of the local population, as well as students from adjoining areas.

The Council will also work in partnership with service providers to ensure that access to and within the area is improved for pedestrians and cyclists, public transport users, specifically with regard to bus provision.

Development type and amount	When
Housing 2006-2026 600 units 2010-2026 500-550 units	82 units - 2010 284 units 2010-16 120 units 2016-21

The largest development will take place at Hinchley Wood through the redevelopment of the Government offices (approximately 140 units)				120 units 2021-26
Employment No identified need for employment provision				
Retail No identified need for additional retail provision.				
Social, community and transport infrastructure improvements An additional 3 forms of entry at primary school level A parking strategy will give further consideration to the adoption of a local management plan. This could include a review of on-street parking at Station Approach, Hinchley Wood, and in the Windmill Lane area, Long Ditton. Bus services improvements in Long Ditton.				
Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	+	+	
To facilitate the improved health and wellbeing of the whole population.	+	+	+	
To reduce poverty and social exclusion	-	-	-	
To create and maintain safer and more secure communities	+	+	+	
To minimise the harm from flooding	xx	xx	xx	The Dittons have a significant flood context, and so development in this area will need good mitigation to ensure this risk is not increased.
To improve the accessibility to all services and facilities	+	+	+	

To make the best use of previously developed land and existing buildings	++	++	++	
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	x	x	x	
To reduce light pollution	x	x	x	
To maintain and improve the water quality of the rivers and groundwater	x	x	x	
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	+	+	+	Additional hotel should help to enhance tourism and consequentially local cultural assets.
To reduce road congestion and the need to travel	x	x	x	
To reduce greenhouse gases	-	-	-	
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	-	-	-	
Make land available to meet the needs of the economy	-	-	-	
To support economic growth which is inclusive, innovative and sustainable	-	-	-	
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	-	-	-	

CS9- Esher

Esher will continue to fulfil a diverse range of important roles as a centre for residential, employment, leisure, recreational and tourism uses. Additional residential development will be provided across the area, primarily through redevelopment of previously

developed land.

Esher has relatively good accessibility and higher density residential / mixed use developments could be appropriate within and around the town centre, provided that they take account of its historic context and supporting the town centres vitality and viability and contributing to the diversity of uses available to local people. Restaurants and cafes contribute to the character of Esher and its evening activity. However, these uses do need to be controlled, in order that its function as a retail centre during the day time is not threatened. (see CS 19 - Town Centre Uses).

The Council will work in partnership with landowners and Surrey County Council to implement appropriate measures that could address traffic congestion through the town centre and reduce the negative impact of lorry movements through residential areas. The Council will also promote improved access to and within the area for pedestrians and cyclists and public transport users. The Council will continue to work in partnership with Surrey County Council, in order to take a coherent approach to on and off-street parking.

The Council will promote the provision of hotel accommodation in order to support the tourist venues at Sandown Park Racecourse and Claremont Landscape Gardens.

Environmental management and improvement programmes will be undertaken across Esher Common in order to protect biodiversity and provide opportunities for leisure and recreation.



Retail No identified need for additional retail floorspace.				
Social, community and transport infrastructure improvements An additional form of entry at primary school level (dependent on provision at Claygate)				
Platform extensions and potential expansion of car parking at Esher station.				2014-2020s
The local management plan will give ongoing review of provision, pricing and controls of on and off street parking. Specific attention could be given to parking provision at Sandown Racecourse, and the needs and opportunities for the provision of long and short term parking.				
Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	+	+	
To facilitate the improved health and wellbeing of the whole population.	+	+	+	
To reduce poverty and social exclusion	-	-	-	
To create and maintain safer and more secure communities	+	+	+	
To minimise the harm from flooding	++	++	++	Esher is predominatly in flood zone 1, thus directing development here satisfies the PPS25 sequential test.
To improve the accessibility to all services and facilities	+	+	+	
To make the best use of previously developed land and existing buildings	++	++	++	
To reduce land contamination and safeguard soil quality and quantity	-	-	-	

To ensure air quality continues to improve	x	x	x	Additional development should hopefully be mitigated by the AQMA
To reduce noise pollution	x	x	x	
To reduce light pollution	x	x	x	
To maintain and improve the water quality of the rivers and groundwater	x	x	x	
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	+	+	+	Additional hotel should help to enhance tourism and consequentially local cultural assets.
To reduce road congestion and the need to travel	x	x	x	
To reduce greenhouse gases	-	-	-	
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	+	+	+	
Make land available to meet the needs of the economy	+	+	+	
To support economic growth which is inclusive, innovative and sustainable	-	-	-	
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	-	-	-	

CS10 - Cobham, Oxshott, Stoke D'Abernon and Downside

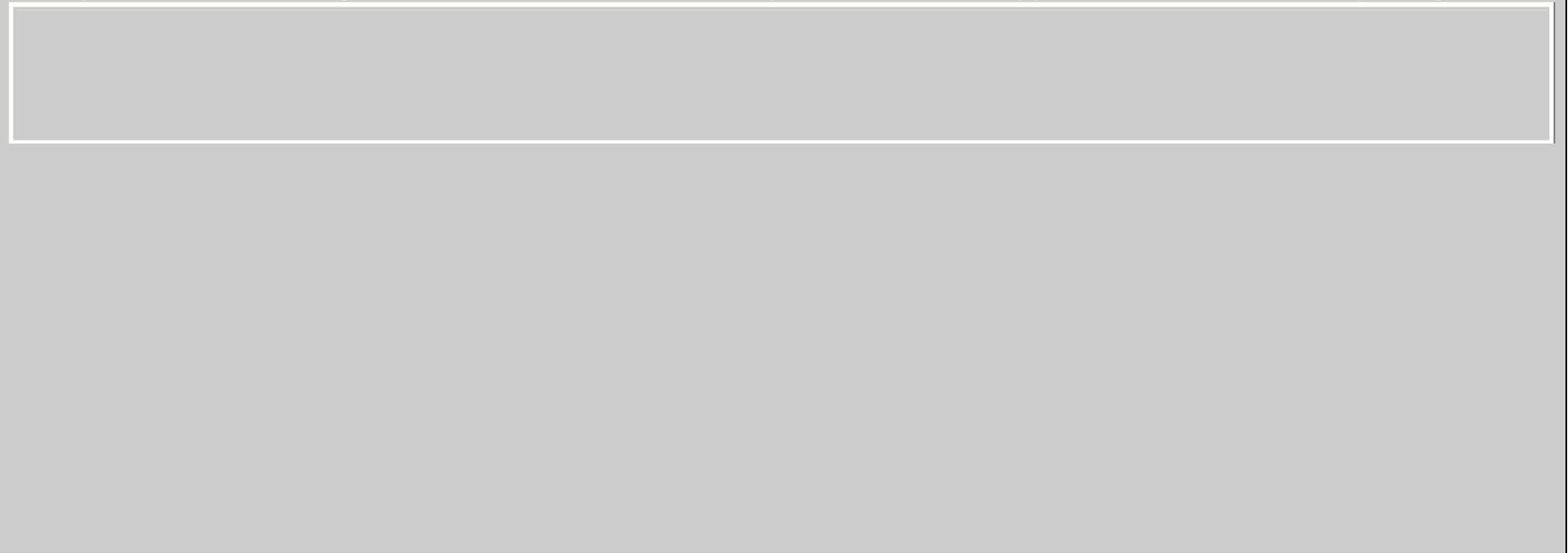
The Council will support initiatives that help to sustain the individual communities of Oxshott, Stoke D'Abernon and Downside and will promote measures that strengthen and support Cobham's role as a service centre through promoting a mix of uses within the centre that adds to its vitality and viability.

There is scope for additional residential development across the area, primarily through redevelopment of previously developed land, although Downside has little if any potential.

The Council will encourage the provision of small family units, as well as housing for older people, in order to address deficiencies in the existing housing stock. In all instances, it will be important that all new development is well designed, and integrates with and enhances local character, particularly within the 5 conservation areas located within the settlement. Higher density residential / mixed use developments could be appropriate within and around Cobham town centre,, provided that it supports the centre's vitality and viability and contributes to the diversity of uses available to local people. The number of non retail uses will be carefully controlled, in order that its function as a retail centre is not threatened. (see CS 18 - Town Centre Uses).

The Council will work with Surrey County Council to ensure that the education needs of a increasing local population can be adequately provided for.

The Council will work in partnership with service providers to consider appropriate measures that could address traffic congestion through the centre. The Council will also promote improved access to and within the area for pedestrians and cyclists, public transport users and those with impaired mobility. A parking strategy will be developed in partnership with Surrey County Council, in order to give further consideration to the adoption of a coherent approach to on and off street parking.



Retail There is no identified need for additional retail floorspace in the area currently. However, mixed use developments will be promoted that offer improvements to the vitality and viability of the town centre as a community	Subject to developer interest and sites becoming available.
Social, community and transport infrastructure improvements	

A parking strategy will give further consideration to the adoption of a local management plan to address provision, pricing and controls of on and off-street parking within the town centre and along the High Street.
A new motorway service station is proposed on the M25 south of Downside.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	+	+	
To facilitate the improved health and wellbeing of the whole population.	+	+	+	
To reduce poverty and social exclusion	-	-	-	
To create and maintain safer and more secure communities	-	-	-	
To minimise the harm from flooding	+	+	+	Cobham has a generally low flood risk so locating development here is reasonably sustainable.
To improve the accessibility to all services and facilities	+	+	+	
To make the best use of previously developed land and existing buildings	+	+	+	
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	-	-	-	
To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	-	-	-	
To conserve and enhance biodiversity within the plan area	?	?	?	Loss of biodiversity on garden land may decrease biodiversity.
To protect and enhance the natural, archaeological, historic environments and cultural assets	-	-	-	

To reduce road congestion and the need to travel	-	-	-	
To reduce greenhouse gases	-	-	-	
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	+	+	+	
Make land available to meet the needs of the economy	+	+	+	
To support economic growth which is inclusive, innovative and sustainable	+	+	+	
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	-	-	-	

CS11 - Claygate

The Council will support initiatives that help to sustain the health and wellbeing of this distinct community and support the dual role of the two village centres as a commercial and a community and social centre.

Development opportunities within this suburban village are very limited. Residential development will generally be supported within the built up area, through redevelopment of previously developed land, and appropriate infill development, provided that it is acceptable in environmental and planning terms. The Council will encourage the provision of small and affordable family units where opportunities arise.

In all instances, new development will be well designed, integrate with and enhance local character. Any new development proposed in Claygate Village or the Foley Estate Conservation Areas must be designed to enhance the heritage value of the area. In preparing a Sustainable Design SPD, the Council will take account of the Village Design Statement produced by the Parish Council where it supports the overarching planning framework that relates to the Borough and is deliverable.

The surrounding Green Belt land will continue to be protected for a variety of uses including woodlands, commons and farms. Should opportunities arise within and around the village centre, higher density mixed use developments could be appropriate, provided that they support the vitality, viability and sustainability of the area and contribute to the diversity of uses available to

local people.

The Council will work with Surrey County Council and the Primary Care Trust to ensure that the education and health needs of the local population can be adequately provided for.

The Council will promote improved access to and within the area for pedestrians and cyclists, public transport users and those with impaired mobility. A parking strategy will be developed in partnership with Surrey County Council in order to give further consideration to the adoption of a coherent approach to on and off-street parking.

Development type and amount	When
<p>Housing 2006 -2026 150 units 2010 - 2026 50 - 100 units</p>	<p>72 units 2010 30 units 2010-16 25 units 2016-21 25 units 2021-26</p>
<p>Employment No employment floorspace planned</p>	
<p>Retail No retail floorspace planned</p>	
<p>Social, community and transport infrastructure improvements The Council will work in partnership with the PCT in order to address the health needs of the community.</p> <p>An additional form of entry at primary level (dependant on provision at Esher)</p> <p>A parking strategy will give further consideration to the adoption of a local parking management plan. This could include discussing the future use and management of the railway station car park with South West Trains and reviewing the future use of Hare Lane and Torrington Lodge car parks.</p>	<p>Ongoing.</p>

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	+	+	
To facilitate the improved health and wellbeing of the whole population.	+	+	+	
To reduce poverty and social exclusion	-	-	-	
To create and maintain safer and more secure communities	-	-	-	
To minimise the harm from flooding	+	+	+	
To improve the accessibility to all services and facilities	+	+	+	
To make the best use of previously developed land and existing buildings	+	+	+	
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	-	-	-	
To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	-	-	-	
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	-	-	-	
To reduce road congestion and the need to travel	-	-	-	
To reduce greenhouse gases	-	-	-	
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	+	+	+	
Make land available to meet the needs of the	+	+	+	

economy				
To support economic growth which is inclusive, innovative and sustainable	+	+	+	
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	-	-	-	

CS12 - The River Thames Corridor and its tributaries

1. In recognition of the national importance of the River Thames, and the local importance of the Wey Navigation Canal and the River Mole, the Council will adopt a co-ordinated partnership approach to the future of the waterways in order to:

- i. Maintain and enhance the landscape and waterscape
- ii. Conserve and enhance nature conservation interests
- iii. Protect and enhance existing views and landmarks as shown on the proposals map
- iv. Ensure that new development respects and makes a positive contribution to the waterside environment
- v. Support opportunities to improve public access to, and develop links from, the Thames Path, to feed into other open spaces and river corridors between Thames Ditton and Weybridge, ensuring that it is safe and accessible to all
- vi. Retain existing, and support new, and improved water related uses and features that facilitate the recreational use of rivers and canals
- vii. Reduce flood risk and maintain open areas as potential flood storage

2. Detailed planning guidance which relates to the need for new development, to take account of all aspects relating to the waterside setting, will be included in the Development Management and Site Allocations DPD. Additional design guidance relating to riverside developments will be included in a Sustainable Design SPD.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to	-	-	-	

live in a home suitable to their needs and which they can afford				
To facilitate the improved health and wellbeing of the whole population.	+	+	+	
To reduce poverty and social exclusion	-	-	-	
To create and maintain safer and more secure communities	-	-	-	
To minimise the harm from flooding	++	++	++	
To improve the accessibility to all services and facilities	+	+	+	
To make the best use of previously developed land and existing buildings	-	-	-	
To reduce land contamination and safeguard soil quality and quantity	+	+	+	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	-	-	-	
To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	++	++	++	
To conserve and enhance biodiversity within the plan area	+	+	+	
To protect and enhance the natural, archaeological, historic environments and cultural assets	++	++	++	
To reduce road congestion and the need to travel	-	-	-	
To reduce greenhouse gases	-	-	-	
To ensure that the Borough is prepared for the impacts of climate change	+	+	+	
Provide for employment opportunities	-	-	-	
Make land available to meet the needs of the economy	-	-	-	
To support economic growth which is inclusive, innovative and sustainable	-	-	-	
To achieve sustainable production and use of	+	+	+	

resources				
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	-	-	-	

CS13 - Thames Basin Heath Special Protection Area

In accordance with Policy NRM6: Thames Basin Heath Special Protection Area (SPA) of the South East Plan, development proposals that are likely to have a significant effect on the ecological integrity of the SPA will be resisted, unless appropriate measures are put in place to avoid or mitigate any potential adverse effects, in accordance with the Council's most up-to-date mitigation strategy.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	x	x	x	TBH SPA mitigation likely to reduce overall viability of housing in these areas
To facilitate the improved health and wellbeing of the whole population.	-	-	-	
To reduce poverty and social exclusion	-	-	-	
To create and maintain safer and more secure communities	-	-	-	
To minimise the harm from flooding	-	-	-	
To improve the accessibility to all services and facilities	-	-	-	
To make the best use of previously developed land and existing buildings	-	-	-	
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	-	-	-	

To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	-	-	-	
To conserve and enhance biodiversity within the plan area	++	++	++	
To protect and enhance the natural, archaeological, historic environments and cultural assets	+	+	+	
To reduce road congestion and the need to travel	-	-	-	
To reduce greenhouse gases	-	-	-	
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	-	-	-	
Make land available to meet the needs of the economy	-	-	-	
To support economic growth which is inclusive, innovative and sustainable	-	-	-	
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	-	-	-	

CS14 - Green Infrastructure

The Council will protect, enhance and manage a diverse network of accessible multifunctional green infrastructure by:

1. Continuing to give a high level of protection to and improving open space, sport and recreation facilities, including those sites designated for their biodiversity value in accordance with Policy CS15;
2. Ensuring new development protects and enhances local landscape character, strategic views and key landmarks, and takes account of their setting, intrinsic character and amenity value.
3. Strengthening the network and its multi functional role by:
 - Requiring developer contributions from new housing development in accordance with Policy CS28 to facilitate quality and access improvements to existing facilities, including the Green Belt, in order to increase their capacity;
 - Requiring the provision of facilities for public use on-site as part of development schemes over 50 dwellings, where appropriate;
 - Securing the dual use of school facilities for sports use in accordance with CS16 Community Infrastructure;
 - Developing green links within and across borough boundaries in particular by supporting the Green Arc initiative and development of a network of Suitable Alternative Natural Greenspace (SANGS)
 - Promoting access to and creating SANGS - Brooklands Community Park and part of Esher Common – in accordance with the measures set out in the Council’s most up-to-date mitigation strategy for the Thames Basin Heath.
 - Safeguarding important trees, woodlands and hedgerows and securing provision of soft landscaping measures in new development, focusing on the use of native species, particularly trees, which are an important feature of the Elmbridge landscape, and taking opportunities to create links with the wider green infrastructure network;
 - Considering the re-designation of amenity greenspace to park and garden where this addresses a deficiency in provision as set out in the Elmbridge PPG17 Assessment;
 - Developing access routes within and between the network, building from the Thames Path National Trail, that promote sustainable transport choices and healthy living, and seeking opportunities to link to, and extend, the existing rights of way network

Sustainability Objective	Short	Medium	Long	Comments
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	Term Effects	Term Effects	Term Effects	
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	0	0	
To facilitate the improved health and wellbeing of the whole population.	++	++	++	
To reduce poverty and social exclusion	0	0	0	
To create and maintain safer and more secure communities	0	0	0	
To minimise the harm from flooding	++	++	++	
To improve the accessibility to all services and facilities	+	+	++	
To make the best use of previously developed land and existing buildings	+	+	+	
To reduce land contamination and safeguard soil quality and quantity	++	++	++	
To ensure air quality continues to improve	+	+	+	
To reduce noise pollution	-	-	-	
To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	+	+	+	
To conserve and enhance biodiversity within the plan area	++	++	++	
To protect and enhance the natural, archaeological, historic environments and cultural assets	++	++	++	
To reduce road congestion and the need to travel	+	+	++	
To reduce greenhouse gases	+	+	++	
To ensure that the Borough is prepared for the impacts of climate change	+	+	+	
Provide for employment opportunities	+	+	+	
Make land available to meet the needs of the economy	0	0	0	

To support economic growth which is inclusive, innovative and sustainable	+	+	+	
To achieve sustainable production and use of resources	+	+	+	
To increase energy efficiency of new and existing development	o	o	o	
To increase the production and use of renewable energy	o	o	o	Potential source of biomass energy

CS15 - Biodiversity and Geological Conservation

The Council will seek to avoid loss and contribute to a net gain in biodiversity across the region and the objectives of the Surrey Biodiversity Plan, by:

1. Protect and seek to improve all sites designated for their biodiversity importance, in accordance with South East Plan Policy NRM5: Conservation and Improvement of Biodiversity and Policy CS13, including those sites considered as being relevant to the integrity of the South West London Waterbodies SPA;
2. Protect all woodland, including ancient woodland, in accordance with South East Plan Policy NRM7: Woodlands;
3. Managing and maintaining a mosaic of habitats and rich variety of wildlife across the Council's landholdings in accordance with the Elmbridge Countryside Strategy;
4. Working in partnership to re-store and enhance:
 - The Thames Basin Heath SPA, in accordance with Policy CS13, and which is identified as an area of strategic opportunity for biodiversity improvement in South East Plan Policy NRM5: Conservation and Improvement of Biodiversity.
 - Brooklands Community Park and Esher Commons SSSI in accordance with the Council's most up-to-date mitigation strategy for the Thames Basin Heath SPA and the Esher Commons SSSI Restoration and Management Plan.
5. Supporting the development of the Biodiversity Opportunity Areas including Esher and Oxshott Commons, Molesey and Hersham, The River Thames Towpath and Islands;
6. Maximising the contribution of other green spaces, where appropriate, to the area's biodiversity resources including identifying and developing wildlife corridors to provide ecological 'stepping stones' and form a coherent local and regional biodiversity network in accordance with Policies CS14 and CS12;
7. Directing development to previously developed land in accordance with Policy CS1;
8. Ensuring new development does not result in a net loss of biodiversity and where feasible contributes to a net gain;

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	0	0	
To facilitate the improved health and wellbeing of	+	+	+	

the whole population.				
To reduce poverty and social exclusion	0	0	0	
To create and maintain safer and more secure communities	0	0	0	
To minimise the harm from flooding	0	0	0	
To improve the accessibility to all services and facilities	0	0	0	
To make the best use of previously developed land and existing buildings	0	0	0	
To reduce land contamination and safeguard soil quality and quantity	+	+	+	
To ensure air quality continues to improve	+	+	+	
To reduce noise pollution	0	0	0	
To reduce light pollution	0	0	0	
To maintain and improve the water quality of the rivers and groundwater	+	+	+	
To conserve and enhance biodiversity within the plan area	++	++	++	
To protect and enhance the natural, archaeological, historic environments and cultural assets	+	+	+	
To reduce road congestion and the need to travel	0	0	0	
To reduce greenhouse gases	0	0	0	
To ensure that the Borough is prepared for the impacts of climate change	+	+	++	
Provide for employment opportunities	0	0	0	
Make land available to meet the needs of the economy	0	0	0	
To support economic growth which is inclusive, innovative and sustainable	0	0	0	
To achieve sustainable production and use of resources	0	0	0	
To increase energy efficiency of new and existing	0	0	0	

development				
To increase the production and use of renewable energy	o	o	o	

CS16 - Community Infrastructure

To ensure the provision of accessible and sustainable social and community infrastructure, the Council will work with its partners in order to:

1. Promote the mixed use of social and community infrastructure;
2. Resist the loss of existing social and community facilities or sites, unless it can be demonstrated that:
 - the facility is no longer needed for its original purpose or viable for any other social or community use; or
 - an alternative facility will be provided in a location with an equal level of accessibility for the population it is intended to serve,
 - that there is no requirement from any other public service provider for an alternative community or social facility that could be met through a change of use or redevelopment.
3. Ensure that any provision of social infrastructure is accessible by public transport, cycling and walking.
4. In line with regional policy the Council will work in partnership with Surrey County Council to develop an action plan in order to ensure the provision of sufficient and sustainable education facilities to meet the level of need outlined in the School Organisation Plan through:
 - the encouragement of appropriate intensification of existing sites;
 - the identification of appropriate sites for new facilities within the Development management and Site Allocations DPD and
 - securing financial contributions from new developments.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
To facilitate the improved health and wellbeing of the whole population.	+ +	+ +	+ +	

To reduce poverty and social exclusion	+	+	++	
To create and maintain safer and more secure communities	+	+	+	
To minimise the harm from flooding	-	-	-	
To improve the accessibility to all services and facilities	++	++	++	Facilities sited in accessible locations.
To make the best use of previously developed land and existing buildings	+	+	+	
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	+	Could increase provision of facilities within walking distance, particularly of school users, reducing congestion
To reduce noise pollution	-	-	-	
To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	-	-	-	
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	-	-	+	Museums & Libraries could be considered cultural assets
To reduce road congestion and the need to travel	+	+	+	Could increase provision of facilities within walking distance, particularly of school users, reducing congestion
To reduce greenhouse gases	-	-	+	Could increase provision of facilities within walking distance, particularly of school users, reducing congestion
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	+	+	+	Education & health both large employers
Make land available to meet the needs of the economy	+	+	+	Training, and other community uses vital to local employers
To support economic growth which is inclusive,	+	+	+	Training, and other community uses vital to local

innovative and sustainable				employers
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	-	-	-	Policy CPA28 - sustainable construction, renewable energy and energy conservation will help to deliver this.
To increase the production and use of renewable energy	-	-	-	Policy CPA28 - sustainable construction, renewable energy and energy conservation will help to deliver this.

CS17 – Sustainable, Design, Character and Density

New development will be required to deliver high quality and inclusive sustainable design, which maximises the efficient use of land whilst responding to the positive features of the location, integrating sensitively with the Borough's distinct townscape, landscape, and heritage assets, and protecting the amenities of those within the area. Innovative contemporary design that embraces sustainability and improves local character will be supported. (Policy CS1). Development within a Conservation Area, to a historic building or within the setting of a heritage asset, must comply with the relevant area appraisal or listing criteria to preserve or enhance its qualities.

In order to promote the best use of urban land, and protect the borough's green spaces, the Council will promote developments which will contribute to the achievement of an overall housing density target of 40 dwellings per hectare. Other than in the St George's Hill Estate, Burwood Park and the Crown Estate, a minimum density of 30dph will be required. Developments within town centres should exceed 40 dph. Specific criteria to promote higher densities within each of the town centres will be identified in the Sustainable Design SPD.

In exceptional circumstances, where overriding harm to the valued character of area would occur as a result of the application of the minimum density threshold, development at a lower density, which maximises the efficient use of land, may be acceptable. To address Elmbridge's carbon and ecological footprints, the Council will support and promote exemplary design, which adopts innovative approaches to address climate change and minimise the Borough's carbon footprint and use of natural resources. (see policy CS27)

New development should be accessible to all users, appropriately landscaped, incorporate biodiversity habitat, and link into the Borough's green infrastructure network in accordance with policies CS14 and CS15.

New development will enhance the public realm and street scene, providing a clear distinction between public and private spaces. New buildings should be physically integrated into the community through safe permeable access routes which minimise opportunities for crime.

The Council will promote developments that create socially inclusive environments. New housing will be built to lifetime homes standards and in schemes including a mix of affordable and market homes, tenures will integrate to ensure social cohesion. Mixed use development will be encouraged in suitable locations with high quality design creating a harmonious, complimentary, and vibrant environment, in which a range of uses can function and flourish.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	++	++	
To facilitate the improved health and wellbeing of the whole population.	++	++	++	
To reduce poverty and social exclusion	++	++	++	
To create and maintain safer and more secure communities	++	++	++	
To minimise the harm from flooding	+	+	+	
To improve the accessibility to all services and facilities	+	+	+	
To make the best use of previously developed land and existing buildings	+	+	+	
To reduce land contamination and safeguard soil quality and quantity	0	0	0	
To ensure air quality continues to improve	0	0	0	
To reduce noise pollution	-	-	-	Will be addressed with SPD
To reduce light pollution	-	-	-	Will be addressed with SPD and CSH

To maintain and improve the water quality of the rivers and groundwater	-	-	-	Landscaping may contribute to positives
To conserve and enhance biodiversity within the plan area	+	+	+	
To protect and enhance the natural, archaeological, historic environments and cultural assets	+	+	+	
To reduce road congestion and the need to travel	+	+	+	
To reduce greenhouse gases	+	+	+	
To ensure that the Borough is prepared for the impacts of climate change	+	+	+	Refer to SUDs and flooding policies
Provide for employment opportunities	0	0	+	
Make land available to meet the needs of the economy	0	0	0	
To support economic growth which is inclusive, innovative and sustainable	+	+	+	
To achieve sustainable production and use of resources	+	+	+	
To increase energy efficiency of new and existing development	++	++	++	
To increase the production and use of renewable energy	++	++	++	

CS18- Town Centre Uses

Town and Village Centres will continue to serve a distinctive multi-functional role in responding to the needs of local residents and businesses. All town centre uses will be considered within the context of their contribution to the vitality and viability of the centre and their impact on and ability to serve local needs, as set out in the place policies CS3-CS7, and CS9-CS11.

1. In order to control an appropriate balance of uses within town and district centres:
 - i. A1 retail uses will be protected and concentrated within primary shopping frontages.
 - ii. Secondary frontages will offer greater opportunities for a diversity of town centre uses, as long as the use does not have significant harmful effects on the frontage or town centre role. Primary and secondary frontages are defined in Appendix 4.
2. Higher density mixed-use schemes will be promoted in town and district centres where they are compatible with the local environment and function of the centre within the overall hierarchy. Residential or office development will be expected to be provided above ground floor level in order to provide a diversity of uses, and to make the best use of sites within sustainable locations. New uses should contribute to sustaining a high quality, inclusive and safe environment, in order to improve and/or enhance the quality of the area and the way it functions both in terms of the daytime and nighttime economies.
3. Local centres will retain retail uses wherever viable, in order to provide an appropriate level of services to meet the needs of the local community. Changes of use to other town centre uses will be permitted, as long as the change is not considered harmful to the centre as a whole.
4. Town centre uses located outside of defined town and village centres will be protected where they meet the needs of the local population in conjunction with defined centres, and expanded where local deficiencies are identified.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	+	+	Mixed-use schemes could provide suitable town centre housing.
To facilitate the improved health and wellbeing of the whole population.	+	+	+	

To reduce poverty and social exclusion	+	+	+	
To create and maintain safer and more secure communities	+	+	+	A more vibrant night time economy should create less crime in town centres
To minimise the harm from flooding	-	-	-	PPS25 should minimise this
To improve the accessibility to all services and facilities	++	++	++	
To make the best use of previously developed land and existing buildings	++	++	++	The best use of PDL is ensured through the retention of use and mixed-use buildings.
To reduce land contamination and safeguard soil quality and quantity	+	+	+	
To ensure air quality continues to improve	x	x	x	However it is mitigated through policies CPA26 - Travel and accessibility and CPA28 - Sustainable construction, renewable energy and energy conservation. AQMSs
To reduce noise pollution	x	x	x	Increased populations will lead to increased activity. Mitigated against through policies CPA28 - sustainable construction, renewable energy and energy conservation as well as CPA25 - Design and Character.
To reduce light pollution	x	x	x	
To maintain and improve the water quality of the rivers and groundwater	x	x	x	This will be mitigated through policy CPA27 - Flooding.
To conserve and enhance biodiversity within the plan area	x	x	x	However CPA29 - Green Infrastructure Assets ensures that biodiversity interests are integrated into new development.
To protect and enhance the natural, archaeological, historic environments and cultural assets	-	-	-	All new developments will be expected to enhance their surroundings and be well designed CPA25 - Design and Character.
To reduce road congestion and the need to travel	-	-	+	Whilst in the short-term there will be little effect, over time there will be significant improvements through locating services close to the population they serve.
To reduce greenhouse gases	-	-	+	Whilst in the short-term there will be little effect,

				over time there will be significant improvements through locating services close to the population they serve. CPA28 - Sustainable construction, renewable energy and energy conservation & CPA26 – Travel and accessibility.
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	+	+	++	Provision of additional employment.
Make land available to meet the needs of the economy	+	+	+	
To support economic growth which is inclusive, innovative and sustainable	+	+	+	
To achieve sustainable production and use of resources	+	+	+	
To increase energy efficiency of new and existing development	-	-	-	Policy CPA28 - sustainable construction, renewable energy and energy conservation will help to deliver this.
To increase the production and use of renewable energy	+	+	+	Larger sites and more diverse uses have more potential for CHP.this.

CS19 - Housing type and size

1. The Council will seek to secure a range of housing types and sizes on developments across the Borough in order to create inclusive and sustainable communities reflecting the most up to date SHMA in terms of the size and type of dwellings.
2. The Development Management and Site Allocations DPD will identify sites that can deliver a mix of housing types in accordance with Policy H4 in the South East Plan.
3. The Council will promote a mix of house types and sizes across the Borough and resist an over concentration of any one type of dwelling if this was considered to have the potential to adversely affect community cohesion.
4. The Council will ensure that an appropriate proportion of new housing will be wheelchair accessible, or easily adaptable for residents who are wheelchair users.

Sustainability Objective	Short	Medium	Long	Comments
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	Term Effects	Term Effects	Term Effects	
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	++	++	
To facilitate the improved health and wellbeing of the whole population.	++	++	++	
To reduce poverty and social exclusion	+	+	++	
To create and maintain safer and more secure communities	0	0	+	
To minimise the harm from flooding	0	0	0	
To improve the accessibility to all services and facilities	0	0	0	
To make the best use of previously developed land and existing buildings	+	+	+	
To reduce land contamination and safeguard soil quality and quantity	0	0	0	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	-	-	-	
To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	-	-	-	
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	-	-	-	
To reduce road congestion and the need to travel	-	-	-	
To reduce greenhouse gases	-	-	-	
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	-	-	-	
Make land available to meet the needs of the economy	-	-	-	

To support economic growth which is inclusive, innovative and sustainable	+	+	+	
To achieve sustainable production and use of resources	+	+	+	
To increase energy efficiency of new and existing development	o	o	o	
To increase the production and use of renewable energy	o	o	o	

CS20 - Older People

1. The Council will support the development of specialist accommodation for older people in suitable locations, to help deliver the targets set out in the Strategic Review of Housing Provision for Older People in Elmbridge (2009) and any subsequent review. This will be provided through a combination of new schemes and the remodeling of older, poorer quality sheltered housing which is no longer fit for purpose.
2. Existing specialist accommodation will be protected, unless it can be demonstrated that there is insufficient demand/need, or if the loss would result in an overall improvement of provision that is more responsive to the local needs of the whole community.
3. Accommodation should utilise creative design, be of high quality specification, incorporate generous space standards and a high proportion of two bedroom units (at least 50%) and have full wheelchair access. Bedsit accommodation will be discouraged.
4. The Council will work with older people and transport providers to enhance access to key local services, adult education and lifelong learning, particularly volunteering opportunities and the Centres for Retired People.
5. The Council will seek to develop and support the roles of Centres for Retired People, Whiteley Village and where feasible new schemes as community hubs for leisure, recreation and community activities for older people.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they	++	++	++	

can afford				
To facilitate the improved health and wellbeing of the whole population.	++	++	++	
To reduce poverty and social exclusion	+	+	+	
To create and maintain safer and more secure communities	0	0	0	
To minimise the harm from flooding	0	0	0	
To improve the accessibility to all services and facilities	+	+	+	Could include criteria of distance of schemes from local facilities
To make the best use of previously developed land and existing buildings	0	0	0	
To reduce land contamination and safeguard soil quality and quantity	0	0	0	
To ensure air quality continues to improve	0	0	0	
To reduce noise pollution	0	0	0	
To reduce light pollution	0	0	0	
To maintain and improve the water quality of the rivers and groundwater	0	0	0	
To conserve and enhance biodiversity within the plan area	0	0	0	
To protect and enhance the natural, archaeological, historic environments and cultural assets	0	0	0	
To reduce road congestion and the need to travel	0	0	+	
To reduce greenhouse gases	0	0	0	
To ensure that the Borough is prepared for the impacts of climate change	0	0	0	
Provide for employment opportunities	0	0	0	
Make land available to meet the needs of the economy	0	0	0	
To support economic growth which is inclusive, innovative and sustainable	0	0	0	
To achieve sustainable production and use of resources	0	0	0	

To increase energy efficiency of new and existing development	o	o	o	
To increase the production and use of renewable energy	o	o	o	

CS21 - Affordable Housing

The Council will aim to deliver at least 1550 affordable homes in the Borough between 2006 and 2026, contributing to the target of 40% of all new homes in the London Fringe being affordable. Taking account of homes that have been completed prior to the beginning of the Plan period, approximately 1,300 affordable homes will need to be provided between 2009-2026.

In the event that overall housing targets are exceeded, the target for affordable housing delivery will rise proportionately.

The Council will require provision of affordable housing in accordance with the following, where viable:

- 40% of the gross number of dwellings on sites of 15 dwellings or more
- 30% of the gross number of dwellings on sites of 6 – 14 dwellings or more
- 20% of the gross number of dwellings on sites of 5 dwellings or more
- A financial contribution equivalent to the cost of 20% of the gross number of dwellings on sites of 1 – 4 dwellings.

In accordance with the 'Exceptions' statement within the Implementation and Delivery section, where it can be fully justified, 50% of the gross number of dwellings should be provided on sites of 15 dwellings or more.

In addition, a target of at least 50% will apply to publicly-owned land, regardless of the number of dwellings proposed.

On-site provision will be expected for sites of 5 or more dwellings. Only in exceptional circumstances will an alternative to on-site provision be appropriate.

The target mix of affordable housing shall be a minimum of 70% social rented with the remainder being intermediate and in accordance with the housing types and sizes identified in the most up to date SHMA or SPD.

Sustainability Objective	Short	Medium	Long	Comments
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	Term Effects	Term Effects	Term Effects	
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	++	++	++	
To facilitate the improved health and wellbeing of the whole population.	++	++	++	
To reduce poverty and social exclusion	+	+	++	
To create and maintain safer and more secure communities	-	-	-	
To minimise the harm from flooding	-	-	-	
To improve the accessibility to all services and facilities	+	+	+	Dependant on general sustainable location of residential development
To make the best use of previously developed land and existing buildings	+	+	+	Including an affordable element within a residential development site represents a sustainable use of PDL
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	-	-	-	
To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	-	-	-	
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	-	-	-	
To reduce road congestion and the need to travel	-	-	+	Whilst in the short-term there will be little effect, over time there will be significant improvements through locating services close to the population they serve.
To reduce greenhouse gases	-	-	+	Whilst in the short-term there will be little effect, over time there will be significant improvements

				through locating services close to the population they serve. CPA28 - Sustainable construction, renewable energy and energy conservation & CPA26 – Travel and accessibility.
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	-	-	-	
Make land available to meet the needs of the economy	-	-	-	Possible negative effect on housing viability.
To support economic growth which is inclusive, innovative and sustainable	+	+	+	
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	+	+	+	All new affordable housing must reach energy efficiency requirements
To increase the production and use of renewable energy	+	+	+	All new affordable housing must reach energy efficiency requirements

CS22 - Gypsies, Travellers and Travelling Showpeople

1. To meet the identified need for Gypsy, Traveller and Travelling Showpeople pitches within the Borough, as set out in the South East Plan, sufficient sites will be allocated within the Development Management and Site Allocations Development Plan Document (DPD). In allocating sites and for the purpose of considering planning applications relating to sites not identified in the Development Management and Site Allocations Development Plan Document (DPD), the following criteria will need to be satisfied:
 - i. safe and convenient vehicular and pedestrian access to the site can be provided;
 - ii. there is easy and safe access to the strategic road network and the site does not generate traffic of an amount or type inappropriate for the roads in the area;
 - iii. the site is able to accommodate on site facilities for the parking and manoeuvring of vehicles (including exiting in forward gear) and storage, play and residential amenity space;
 - iv. the site is located with a reasonable distance by foot and/or public transport of local facilities and services, including schools and health facilities; and
 - v. the site is environmentally acceptable and not inappropriate in regard to neighbouring land uses.

2. A sequential approach which prioritises the use of previously developed land in sustainable locations within urban areas will be taken to identifying sites for Gypsies, Travellers and Travelling Showpeople. The Council will consider the development of sites for Gypsies, Travellers and Travelling Showpeople in the Green Belt in accordance with PPG2 and circulars 01/2006 and 04/2007.

3. Existing authorised Gypsy, Traveller and Travelling Showpeople sites will be safeguarded, unless they are no longer required to meet identified need.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+ +	+ +	+ +	
To facilitate the improved health and wellbeing of	+ +	+ +	+ +	

the whole population.				
To reduce poverty and social exclusion	+	+	++	
To create and maintain safer and more secure communities	+	+	+	
To minimise the harm from flooding	-	-	-	Dependant on site allocated and mitigated by policy CP27 – Flooding.
To improve the accessibility to all services and facilities	+	+	+	
To make the best use of previously developed land and existing buildings	+	+	+	Use of PDL will be prioritised.
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	-	Sustainably located site. Mitigated through policies CPA26 - Travel and accessibility and CPA28 - Sustainable construction, renewable energy and energy conservation.
To reduce noise pollution	x	x	x	Increased populations will lead to increased activity. Mitigated against through policies CPA28 - sustainable construction, renewable energy and energy conservation as well as CPA25 - Design and Character.
To reduce light pollution	x	x	x	
To maintain and improve the water quality of the rivers and groundwater	x	x	x	This will be mitigated through policy CPA27 - Flooding.
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	-	-	-	
To reduce road congestion and the need to travel	x	x	x	
To reduce greenhouse gases	x	x	x	
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	-	-	-	

Make land available to meet the needs of the economy	-	-	x	
To support economic growth which is inclusive, innovative and sustainable	+	+	+	Locating pitches in sustainable locations could aid employment opportunities, this will be a small impact due to the size of the community
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	-	-	-	Policy CPA28 - sustainable construction, renewable energy and energy conservation will help to deliver this.
To increase the production and use of renewable energy	-	-	-	Policy CPA28 - sustainable construction, renewable energy and energy conservation will help to deliver this.

CS23 - Employment Land Provision

To accommodate predicted and future economic growth, ensure sustainable employment development patterns and working practices, and promote the role of the Borough as a strong location for professional services and the knowledge economy the Council will:

1. Protect Strategic Employment Land, as identified on the proposals map, and promote a more intensive use of these sites for employment purposes. Proposals for alternative uses will only be allowed where development does not result in an overall loss of employment floorspace or where a surplus of Strategic Employment land is identified. The introduction of an alternative use should not detract from the integrity and function of the site for employment purposes. (See CPA21-Affordable Housing).
2. Retain other employment sites for employment uses unless redevelopment for other purposes provide wider benefits to the community;
3. Encourage a greater diversity of use within its town centres. Offices will be directed to the most sustainable locations within or on the edge of town centres, or close to public transport. Mixed use development, that includes office use, will be promoted where this makes a positive contribution to the character of the town, and does not reduce the provision of retail floorspace (see CS18 Town Centre Uses)
4. Promote sustainable and flexible working practices through the provision of workspace as an integral part of residential development, where appropriate.
5. Encourage employment uses that are more reliant on convenient access to the strategic road network to locate within Strategic Employment Land away from residential areas with good access to the primary road network.
6. Work in partnership with the Elmbridge Community Partnership, business community and SEEPB to promote smart growth and ensure the necessary infrastructure is provided to support business development.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	+	+	+	Mixed-use schemes could provide suitable town centre housing.
To facilitate the improved health and wellbeing of the whole population.	-	-	-	

To reduce poverty and social exclusion	+	+	++	Potential for greater employment opportunities in the long-term.
To create and maintain safer and more secure communities	-	-	+	As decline of provision could be reversed
To minimise the harm from flooding	-	-	-	
To improve the accessibility to all services and facilities	+	+	+	mixed-use, intensifying employment land close to population or to existing employment sites/ transport nodes
To make the best use of previously developed land and existing buildings	++	++	++	
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	x	x	x	Expansion of B8/B1 uses creates more trips, but this can be mitigated through sustainable construction/location of development
To reduce noise pollution	x	x	x	Increased number of lorries.
To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	-	-	-	Some industrial uses could create a negative effect, but this is not planned in Elmbridge
To conserve and enhance biodiversity within the plan area	-	-	-	
To protect and enhance the natural, archaeological, historic environments and cultural assets	-	-	-	
To reduce road congestion and the need to travel	x	x	x	Mitigation: locate B8 near Strategic road network.
To reduce greenhouse gases	x	x	x	Mitigation: locate B8 near Strategic road network.
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	++	++	++	
Make land available to meet the needs of the economy	++	++	++	
To support economic growth which is inclusive, innovative and sustainable	++	++	++	
To achieve sustainable production and use of	+	+	+	

resources				
To increase energy efficiency of new and existing development	-	-	-	Policy CPA28 - sustainable construction, renewable energy and energy conservation will help to deliver this.
To increase the production and use of renewable energy	-	-	-	Policy CPA28 - sustainable construction, renewable energy and energy conservation will help to deliver this.

CS24 - Hotels and Tourism

In order to support sustainable growth of tourism in the area and to ensure that it remains a strong element of the Borough's economy, the Council will:

1. Support existing hotels and the improvement of the quality of existing visitor attractions where this can secure their continued viability without compromising the amenities of local residents;
2. Promote all new hotel development on previously developed land within or adjacent to town and village centres or visitor attractions;
3. Require new hotels or visitor attractions to be accessible by public transport.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	x	x	x	Could take away land that could be used for housing.
To facilitate the improved health and wellbeing of the whole population.	-	-	-	
To reduce poverty and social exclusion	+	+	+	Income source for area.
To create and maintain safer and more secure communities	-	-	-	
To minimise the harm from flooding	-	-	-	

To improve the accessibility to all services and facilities	-	-	-	
To make the best use of previously developed land and existing buildings	+	+	+	Requirement to build on PDL.
To reduce land contamination and safeguard soil quality and quantity	+	+	+	Use of PDL safeguards other areas.
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	-	-	-	
To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	-	-	-	This will be mitigated through policy CPA27 - Flooding.
To conserve and enhance biodiversity within the plan area	-	-	-	CPA29 - Green Infrastructure Assets ensures that biodiversity interests are integrated into new development.
To protect and enhance the natural, archaeological, historic environments and cultural assets	++	++	++	All new developments will be expected to enhance their surroundings and be well designed CPA25 - Design and Character.
To reduce road congestion and the need to travel	?	?	?	Potentially reduces peak flow. May also increase overall trip numbers.
To reduce greenhouse gases	-	-	-	
To ensure that the Borough is prepared for the impacts of climate change	-	-	-	
Provide for employment opportunities	+	+	+	
Make land available to meet the needs of the economy	+	+	+	
To support economic growth which is inclusive, innovative and sustainable	+	+	+	
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	+	+	+	Larger developments yield renewable energy

CS25 - Travel and Accessibility

1. Promoting the most sustainable modes of transport by:

- i. Locating new development to previously developed land within the existing urban area.
- ii. Directing new high trip generating developments to sustainable locations, including town centres and areas with good public transport accessibility, and by applying maximum parking standards to all uses across the Borough, including considering zero parking for certain town centre developments.
- iii. The Council will require a travel plan for all new major development proposals, in order to promote the delivery and use of sustainable transport methods.
- iv. Supporting the protection of existing footpaths and bridleways, and new cycling and walking schemes, and development that increases the permeability and connectivity of these uses, both within and outside the urban area.

2. Improving transport infrastructure.

- i. The Council will work in partnership with all transport providers to support improvements to transport infrastructure. Those relating to new development will be supported through the collection of developer contributions subject to viability. The Council will support improvements to stations and station parking that facilitate increased public transport use.
- ii. The Council will support development of a regional transport network including proposals to improve regional spokes identified in the South East Plan. Schemes will be promoted that will help to deliver the objectives of the most recent Local Transport Plan.
- iii. Improving the environmental impact of transport.

The Council will seek to mitigate the detrimental environmental effects caused by transport, particularly with regards to HGVs, through a variety of measures, which may include greening the roadside and parking environment, improving air quality, noise reduction measures and traffic calming. Support will be given to schemes that help to meet the commitments contained in the Elmbridge Air Quality Strategy.

Sustainability Objective	Short Term	Medium Term	Long Term	Comments
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	Effects	Effects	Effects	
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	0	0	0	
To facilitate the improved health and wellbeing of the whole population.	+	+	+	
To reduce poverty and social exclusion	+	+	+	
To create and maintain safer and more secure communities	0	0	0	
To minimise the harm from flooding	0	0	0	
To improve the accessibility to all services and facilities	++	++	++	
To make the best use of previously developed land and existing buildings	++	++	++	
To reduce land contamination and safeguard soil quality and quantity	0	0	0	
To ensure air quality continues to improve	+	+	++	
To reduce noise pollution	+	+	+	
To reduce light pollution	0	0	0	
To maintain and improve the water quality of the rivers and groundwater	0	0	0	
To conserve and enhance biodiversity within the plan area	0	0	0	
To protect and enhance the natural, archaeological, historic environments and cultural assets	0	0	0	
To reduce road congestion and the need to travel	++	++	++	
To reduce greenhouse gases	++	++	++	
To ensure that the Borough is prepared for the impacts of climate change	+	+	+	
Provide for employment opportunities	0	0	0	
Make land available to meet the needs of the economy	0	0	0	
To support economic growth which is inclusive,	++	++	++	

innovative and sustainable				
To achieve sustainable production and use of resources	+	+	+	
To increase energy efficiency of new and existing development	o	o	o	
To increase the production and use of renewable energy	o	o	o	

CS26 - Flooding

In order to reduce the overall and local risk of flooding in the Borough:

1. Development must be located, designed and laid out to ensure that it is safe; the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere; and that residual risks are safely managed. Planning permission therefore will only be granted, or land allocated for development where it can be demonstrated that:
 - Through a sequential test it is located in the lowest appropriate flood risk zone with regard to the advice in PPS25 and the Elmbridge Strategic Flood Risk Assessment.
 - It would not constrain the natural function of the flood plain, either by impeding flood flow or reducing storage capacity.
2. Permitted development rights for development which could result in a loss of flood storage capacity or impede flood flow will be removed from new developments in flood zone 3, in order to ensure the risk of flooding is not increased through unregulated development.
3. In the event that development takes place in flood zones 2 or 3, the Council will require flood resistance and resilience measures in line with current Environment Agency advice, and advice included within the Elmbridge SFRA.
4. New major developments will need to contain SuDS, in line with the Council's Climate Neutral Development Checklist. All development within flood zones 2 and 3 will require surface water runoff to be controlled, as near to its source as possible, and at greenfield rates. Where SuDS have not been used in these areas the applicant should justify these reasons.
5. For the classification of flood zones, the Council will take account of the recommendations of the most recent Strategic Flood Risk Assessment, and reclassify to take account of climate change and the protection of dry islands surrounded by high flood risk areas.
6. The Council will support recommendations of the Thames Region River Basin Management Plan, and the Lower Thames

- Flood Management Strategy, provided that these do not result in an unacceptable impact on the local environment.
7. The Council will protect undeveloped flood plains such as Desborough Island and Hurst Park, East Molesey, from non-flood compatible uses, and promote flood-compatible ones.
 8. Where flood risk has been identified as a potential constraint to future development, flood mitigation solutions will be integrated into the design to minimise the risk to property and life should a flood occur.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
To facilitate the improved health and wellbeing of the whole population.	++	++	++	
To reduce poverty and social exclusion	-	-	-	
To create and maintain safer and more secure communities	++	++	++	
To minimise the harm from flooding	++	++	++	
To improve the accessibility to all services and facilities	-	-	-	
To make the best use of previously developed land and existing buildings	-	-	-	
To reduce land contamination and safeguard soil quality and quantity	+	+	+	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	-	-	-	
To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	++	++	++	
To conserve and enhance biodiversity within the plan area	+	+	+	
To protect and enhance the natural, archaeological,	+	+	+	

historic environments and cultural assets				
To reduce road congestion and the need to travel	-	-	-	
To reduce greenhouse gases	-	-	-	
To ensure that the Borough is prepared for the impacts of climate change	++	++	++	
Provide for employment opportunities	-	-	-	
Make land available to meet the needs of the economy	-	-	-	
To support economic growth which is inclusive, innovative and sustainable	-	-	-	
To achieve sustainable production and use of resources	-	-	-	
To increase energy efficiency of new and existing development	-	-	-	
To increase the production and use of renewable energy	-	-	-	

CS27 - Sustainable construction, renewable energy and energy conservation

To reduce the carbon foot print of new development the Council will require;

- Residential development of 10 or more dwellings to meet level four of the Code for Sustainable Homes in relation to the energy and CO2 emissions category, or higher as dictated by future legislation and guidance.
- Commercial development of over 1000m2 to meet the BREEAM 'very good' standard.

Higher standards will be encouraged where feasible.

The design of all new developments should facilitate the recycling and composting of waste.

All developments should consider the use of sustainable construction techniques that promote the reuse and recycling of building materials.

All applications for new development should include a completed copy of the Council's Climate Neutral Checklist.

Large scale residential or commercial developments identified in the site allocations and Development Management DPD will be required to consider the use of decentralized Combined Heat and Power Sources.

Evidence should be submitted with planning applications to demonstrate how these requirements will be met. In the event that these requirements are not met, robust evidence will need to be submitted to show why they are not technically or financially achievable having regard to the type of development involved and its design.

The Council will explore opportunities for decentralised and renewable or low-carbon energy sources.

Sustainability Objective	Short Term Effects	Medium Term Effects	Long Term Effects	Comments
To provide sufficient housing to enable people to	0	0	0	

live in a home suitable to their needs and which they can afford				
To facilitate the improved health and wellbeing of the whole population.	0	0	0	
To reduce poverty and social exclusion	0	+	+	
To create and maintain safer and more secure communities	0	0	0	
To minimise the harm from flooding	0	0	0	
To improve the accessibility to all services and facilities	0	0	0	
To make the best use of previously developed land and existing buildings	+	+	+	
To reduce land contamination and safeguard soil quality and quantity	+	+	+	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	0	0	0	
To reduce light pollution	0	0	0	
To maintain and improve the water quality of the rivers and groundwater	+	+	+	Check Code for Sustainable Homes re. SuDs
To conserve and enhance biodiversity within the plan area	0	0	0	
To protect and enhance the natural, archaeological, historic environments and cultural assets	0	0	0	
To reduce road congestion and the need to travel	0	0	0	
To reduce greenhouse gases	+	++	++	
To ensure that the Borough is prepared for the impacts of climate change	0	0	0	
Provide for employment opportunities	0	0	0	
Make land available to meet the needs of the economy	0	0	0	
To support economic growth which is inclusive, innovative and sustainable	+	+	+	
To achieve sustainable production and use of	+	+	+	

resources				
To increase energy efficiency of new and existing development	++	++	++	
To increase the production and use of renewable energy	++	++	++	

CS28 – Implementation and Delivery

The Council will work in partnership with public sector providers, utility companies and developers to ensure that local communities are supported by high quality provision of infrastructure that is commensurate with the scale of development and the needs of the different areas of the Borough. In order to achieve this the Council will:

- Continue to convene the local Infrastructure Delivery Group to monitor and co-ordinate infrastructure provision;
- Undertake an annual review of the Infrastructure Schedule which will be reported to the Elmbridge Community Partnership; and
- Collect and use contributions from developers to support improvements in services and infrastructure that are required as a result of development.

The Council will review its planning obligations and infrastructure SPD to ensure that contributions from new development are based on a co-ordinated and consistent approach in accordance with any relevant legislation. In line with regional policy(2) the Council will

use a tariff based approach to secure those infrastructure requirements that result from small scale development. Infrastructure funded in this way will include:

- Social and Community Infrastructure as defined in Policy CS16 Primary
- Health
- Green Infrastructure (including Thames Basin Heaths)
- Highways, transport and travel
- Flood Defence
- Crime and disorder
- Emergency Services
- Recycling

Where additional or more specific infrastructure is required for a development to occur the Council will secure these contributions on a development by development basis.

Sustainability Objective	Short	Medium	Long	Comments
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	Term Effects	Term Effects	Term Effects	
To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford	-	-	-	
To facilitate the improved health and wellbeing of the whole population.	+	+	++	
To reduce poverty and social exclusion	+	+	++	
To create and maintain safer and more secure communities	+	+	++	
To minimise the harm from flooding	+	+	++	
To improve the accessibility to all services and facilities	++	++	++	
To make the best use of previously developed land and existing buildings	+	+	++	
To reduce land contamination and safeguard soil quality and quantity	-	-	-	
To ensure air quality continues to improve	-	-	-	
To reduce noise pollution	-	-	-	
To reduce light pollution	-	-	-	
To maintain and improve the water quality of the rivers and groundwater	-	-	-	
To conserve and enhance biodiversity within the plan area	+	+	++	
To protect and enhance the natural, archaeological, historic environments and cultural assets	+	+	+	
To reduce road congestion and the need to travel	+	+	+	
To reduce greenhouse gases	+	+	+	
To ensure that the Borough is prepared for the impacts of climate change	+	+	+	
Provide for employment opportunities	o	o	o	
Make land available to meet the needs of the economy	o	o	o	

To support economic growth which is inclusive, innovative and sustainable	+	+	++	
To achieve sustainable production and use of resources	+	+	++	
To increase energy efficiency of new and existing development	o	o	o	
To increase the production and use of renewable energy	o	o	o	

