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Friday, 27 April 2018

To: The Members of the **EXECUTIVE**  
(Councillors: Moira Gibson (Chairman), Richard Brooks, Mrs Vivienne Chapman,  
Colin Dougan, Craig Fennell, Josephine Hawkins, Alan McClafferty and  
Charlotte Morley)

Dear Councillor,

A meeting of the **EXECUTIVE** will be held at Council Chamber, Surrey Heath House, Knoll Road, Camberley, GU15 3HD on Tuesday, 8 May 2018 at 6.00 pm. The agenda will be set out as below.

Please note that this meeting will be recorded.

Yours sincerely

Karen Whelan

Chief Executive

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## AGENDA

Pages

### Part 1 (Public)

- |  |              |
|--|--------------|
| <b>1. Apologies for Absence</b>  | -            |
| <b>2. Minutes</b>  | <b>3 - 4</b> |
| To confirm and sign the minutes of the meeting held on 3 April 2018 (copy attached).   |              |
| <b>3. Declarations of Interest</b>   | -            |
| Members are invited to declare any interests they may have with respect to matters which are to be considered at this meeting. Members who consider they may have an interest are invited to consult the Monitoring Officer or the Democratic Services Officer prior to the meeting. |              |
| <b>4. Questions by Members</b>   | -            |

The Leader and Portfolio Holders to receive and respond to questions from Members on any matter which relates to an Executive function in accordance with Part 4 of the Constitution, Section B Executive Procedure Rules, Paragraph 16.

<b>5.</b>	<b>Consultation on the Issues and Options/Preferred options Draft Local Plan (Regulation 18 Consultation)</b>	<b>5 - 474</b>
<b>6.</b>	<b>Local Development Scheme update</b>	<b>475 - 494</b>
<b>7.</b>	<b>Appointment of Executive Working Groups</b>	<b>495 - 500</b>
<b>8.</b>	<b>Appointments to Surrey Leaders' Group Outside Bodies</b>	<b>501 - 508</b>
<b>9.</b>	<b>Appointment of Members to Outside Bodies 2018/19</b>	<b>509 - 514</b>
<b>10.</b>	<b>Exclusion of Press and Public</b>	<b>515 - 516</b>

**Part 2  
(Exempt)**

<b>11.</b>	<b>Acquisition of Property</b>	<b>-</b>
	Report to follow.	
<b>12.</b>	<b>Review of Exempt Items</b>	<b>-</b>

To review those items or parts thereof which can be released as information available to the public.

**Minutes of a Meeting of the Executive  
held at Surrey Heath House on 3 April  
2018**

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+ Cllr Moira Gibson (Chairman)

+ Cllr Richard Brooks	+ Cllr Josephine Hawkins
+ Cllr Mrs Vivienne Chapman	+ Cllr Alan McClafferty
+ Cllr Colin Dougan	- Cllr Charlotte Morley
+ Cllr Craig Fennell	

+ Present

- Apologies for absence presented

In Attendance: Cllr Ian Cullen, Cllr Edward Hawkins, Cllr Joanne Potter and Cllr Valerie White

**115/E Minutes**

The minutes of the meeting held on 6 March 2018 were confirmed and signed by the Chairman.

**116/E Christmas Events in Camberley**

The Executive noted that the item had been withdrawn.

**117/E Response to the Government's consultation on proposed changes to the National Planning Policy Framework and National Planning Practice Guidance**

The Executive considered a draft response to the Government's consultation on its proposed changes to the National Planning Policy Framework and National Planning Practice Guidance.

**RESOLVED that the letter at Annex 1 to the agenda report be agreed as the Council's formal representation to the Government's proposed changes to the National Planning Policy Framework and National Planning Practice Guidance.**

**118/E Response to consultation by Esso on the location of a new pipeline**

The Executive considered a draft response to a consultation on a replacement pipeline between Southampton and London, which passed through the borough.

Objections had been raised in the draft letter in respect of a sub option which would route the pipeline corridor in close proximity to the Frimley District Centre and Frimley Park Hospital, owing to the possible significant disruption associated with this routing. No objections or concerns had been raised in respect of pipeline corridor options that do not pass through the Borough.

**RESOLVED to agree the response set out at Annex 1 to the agenda report as the Council's formal response to the Southampton to London Pipeline Project's replacement pipeline corridor consultation.**

**119/E Urgent Action**

The Executive noted Urgent Action which had been undertaken in accordance with the Scheme of Delegation of Functions to Officers.

**120/E Executive Working Group notes**

The Executive received the notes of the meetings of the Local Plan Working Group, Camberley Theatre Working Group, Camberley Town Centre Working Group, and the Equality Working Group which had taken place since September 2017.

**RESOLVED to note the Executive Working Group minutes.**

**121/E Review of Exempt Items**

The Executive reviewed the Executive Working Group notes which had been published in Part II of the agenda as they involved the likely disclosure of exempt information.

**RESOLVED that**

- (i) the Local Plan Working Group notes, and any associated paperwork, remain exempt until the publication of the consultation; and**
- (ii) the notes of the Camberley Theatre Centre Working Group, Camberley Town Centre Working Group, and Equality Working Group be made public.**

Chairman



## **Consultation on the Issues and Options/Preferred options Draft Local Plan (Regulation 18 Consultation)**

### **Summary**

Surrey Heath Borough Council is in the first stages of producing a new Local Plan to cover the period 2016-2032. This Plan will replace the current adopted Core Strategy and the Camberley Town Centre Area Action Plan, in addition to saved policies of the Surrey Heath Local Plan 2000.

This first stage is the Issues and Options/Preferred Options and sets out the Council's preferred approach to developing Local Plan policies to cover a number of topics (housing, employment, retail, infrastructure, Green Belt and countryside, heritage and design and local area policies) along with possible alternative approaches.

There is a statutory requirement to consult on this stage of the Local Plan (Regulation 18 consultation) and the accompanying Sustainability Appraisal for a period of no less than 6 weeks. It is intended to run this consultation from early June 2018.

Members are requested to agree to the Consultation on the Issues and Options/Preferred Options draft Local Plan document.

### **Portfolio - Regulatory**

**Date Portfolio Holder signed off report: 16 April 2018**

#### **Wards Affected**

All

### **Recommendation**

The Executive is asked to AGREE to the six week consultation on the Issues and Options/Preferred Options draft Local Plan document attached as Annex 1 to this report.

The Executive is asked to AGREE to the six week consultation on the Sustainability Appraisal on the Issues and Options/Preferred Option draft Local Plan document as attached as Annex 2 to this report.

#### **1. Resource Implications**

1.1 There are no resource implications beyond that provided for within the agreed budget for 2018/19.

#### **2. Key Issues**

2.1 There is a requirement for Local Authorities to have an up to date Development Plan (Local Plan). The Council's current Local Plan, the

Core Strategy and Development Management DPD (2011-2028) was adopted prior to the introduction of the National Planning Policy Framework (NPPF). As such some policies within the Core Strategy could be deemed to be out of date. The new Local Plan (2016-2032) will be produced in line with guidance set out in the draft NPPF (March 2018). The Local Plan (2016-2032) once adopted will replace the Core Strategy, Camberley Town Centre Area Action Plan and saved policies of the Local plan 2000. The new Local Plan will be used in the determination of planning applications in the Borough.

2.2 The first stage in producing a new Local Plan is the Issues and Options/Preferred Option stage which has to be subject to consultation of not less than 6 weeks (Regulation 18 consultation). Officers have been working with the Local Plans Working Group to develop the Issues and Options/Preferred Options draft Local Plan. This draft Plan is supported by a Sustainability Appraisal and an evidence base which will also form part of the consultation. Results of the consultation will be taken into account in the production of the next stage of the Local Plan making process, which is the Pre –Submission stage (Regulation 19 consultation stage).

2.3 The Issues and Options/Preferred Options draft Local Plan sets out the Council's preferred approach to developing local plan policies, as well as some alternative approaches for the following topic areas:

### **Housing**

2.4 In determining housing need for the Borough the Council has had regard to the standardised methodology set out by Government in the draft NPPF (March 2018). The standardised methodology approach sets a housing figure of **5632** over the period 2016-2032. However it is recognised in the NPPF that this may not be the figure that is actually deliverable within the Borough. The figure does not take into account constraints, such as land availability, environmental constraints such as the Thames Basin Heaths Special Protection Area and Policy constraints, including the Green Belt.

The Issues and Options/Preferred Option draft Local Plan sets out that over the period 2016 to 2032, the Council will make provision for the delivery of circa **4,901** new homes in the Borough.

Development will primarily come forward through the use of previously developed land and will be focussed in the west of the Borough in the defined urban areas. However two sites currently in Countryside beyond the Green Belt have been considered suitable for release. The 4901 new homes will be provided by:

- Sites completed (2016-2017), sites with planning permission or under construction and small windfall sites. This includes Princess Royal Barracks (Mindenhurst). These sites account for 2,893 new homes.

- Town Centre Sites identified in the Camberley Town Centre Area Action Plan (Ashwood House, London Road Block, Land East of Knoll Road and Camberley Station) and also the Adult Education Centre France Hill Drive Camberley.
- Former reserve sites at Heathpark Woods and West End
- Land at Half Moon Street Bagshot
- Woodside Cottage Bagshot
- Land at Water's Edge Mytchett (Countryside beyond the Green Belt site)
- Land west of Sturt Road Frimley Green (Countryside beyond the Green Belt site)
- Within the period 2016-2032 a further 886 homes will come from sites identified as deliverable (0-5 years) and developable (6-10 years) in the Strategic Land Availability Assessment. These sites will be mainly delivered through sites within settlement areas, rural exception sites, small scale development on previously developed land in the countryside and small scale development on previously developed land in the Green Belt.

Whilst the Council will continue to identify and assess opportunities within the Borough to reduce further the level of shortfall against its housing need it is probable that our Housing Market Area (HMA) partners, Rushmoor and Hart, will be required to meet the unmet housing need of 713 dwellings arising in Surrey Heath.

This requirement to meet unmet housing need from Surrey Heath is recognised in a Statement of Common Ground between Surrey Heath, Hart and Rushmoor and the Pre-Submission version of the Hart Local Plan and Hart's Duty to Co-operate statement.

### **Employment**

- 2.5 The Issues and Options/Preferred Options draft Local Plan sets out that the Borough's Strategic and Locally Important Employment Sites will be protected and supported for employment uses to ensure that the future employment land needs of the Borough and wider Hart, Rushmoor and Surrey Heath Functional Economic Area (FEA) can be met.

### **Retail**

- 2.6 The Issues and Options/Preferred Option draft Local Plan sets out that Surrey Heath's hierarchy of town centres, district centres and local centres will be maintained and enhanced by encouraging a range of

uses commensurate to their scale . Camberley Town Centre will have been improved and will remain the primary shopping centre for the Borough as a focus for new retail development.

### **Green Belt and Countryside**

- 2.7 The Issues and Options/Preferred Option draft Local Plan sets out that the current extent of the Green Belt will be maintained with development in the Green Belt strictly limited. Development in the Countryside beyond the Green Belt which results in the coalescence of settlements will not be permitted. Development in the Countryside beyond the Green Belt will be subject to greater limitations than development in settlement areas.

### **Infrastructure**

- 2.8 The Issues and Options/Preferred Option draft Local Plan sets out an overarching approach to infrastructure delivery and then considers approaches to the delivery of transport infrastructure, open space, sport and recreation, community, health and education facilities, green infrastructure and telecommunications.

### **Heritage and Design**

- 2.9 The Issues and Options/Preferred Option draft Local Plan sets out the important role design and heritage have in shaping distinctive, vibrant and sustainable places.

### **Local Area Policies**

- 2.10 The Issues and Options/Preferred Option draft Local Plan sets out local area policies for towns and villages in the East and West of the Borough, including designation of green spaces within these areas.

## **3. Options**

- 3.1 The options are to:
- (i) To agree to a six week consultation on the Issues and Options/Preferred Option draft Local Plan and accompanying Sustainability Appraisal.
  - (ii) To agree to a six week consultation on the Issues and Options/Preferred Option draft Local Plan and accompanying Sustainability Appraisal with any modifications following Executive.
  - (iii) To not agree to a six week consultation on the Issues and Options/Preferred Option draft Local Plan and accompanying Sustainability Appraisal.

## **4. Proposals**

4.1 To consult on the Issues and Options/Preferred Options draft Local Plan (2016-2032) for a period of 6 weeks from early June 2018. To consult on the accompanying Sustainability Appraisal for a period of 6 weeks from early June 2018.

**5. Supporting Information**

5.1 The Issues and Options/Preferred Options draft Local Plan (2016-2032).The Sustainability Appraisal of the Issues and Options draft Local Plan (2016-2032)

**6. Corporate Objectives And Key Priorities**

6.1 The Issues and Options/Preferred Options draft Local Plan (2016-2032) will help meet the objectives of place, prosperity and people set out in the Council’s Five Year Strategy.

**7. Policy Framework**

7.1 The Issues and Options/Preferred Options draft Local Plan (2016-2032) is the first stage in producing a new Local Plan for the Borough. The new Local Plan (2016-2032) once adopted will replace the Core Strategy, Camberley Town Centre Area Action Plan and saved policies of the Surrey Heath Local Plan 2000.

<b>Annexes</b>	Annex A: The Issues and Options/Preferred Options draft Local Plan (2016-2032) Annex B: The Sustainability Appraisal of the draft Issues and Options draft Local Plan (2016-2032)
<b>Background Papers</b>	
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<b>Head of Service</b>	Jenny Rickard – Executive Head of Regulatory

**Consultations, Implications and Issues Addressed**

<b>Resources</b>	<b>Required</b>	<b>Consulted</b>
Revenue	✓	<u>28/03/18</u>
Capital		
Human Resources		
Asset Management		
IT		
<b>Other Issues</b>	<b>Required</b>	<b>Consulted</b>
Corporate Objectives & Key Priorities	✓	<u>28/03/18</u>
Policy Framework		
Legal	✓	<u>28/03/18</u>
Governance		
Sustainability		

<b>Resources</b>	<b>Required</b>	<b>Consulted</b>
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation	✓	<u>28/03/18</u>
P R & Marketing	✓	<u>28/03/18</u>

**Review Date:**

**Version: 1**

# DRAFT LOCAL PLAN

Issues and Options Consultation

Draft Local Plan to 2032



Surrey Heath Borough Council

May 2018



Produced by the

**Planning Policy and Conservation Team**

Surrey Heath Borough Council

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# Contents

<b>1 INTRODUCTION</b>	1
The Purpose of this Consultation	1
How can I comment?	2
Layout of the Document	3
<b>2 CONTENT FOR PREPARING A LOCAL PLAN</b>	4
District Profile (or Portrait) of the Borough	7
Key Challenges	10
Vision for the Borough	11
Strategic Objectives	13
The Spatial Strategy	14
Presumption in favour of sustainable development	17
Questions	18
<b>3 HOUSING</b>	20
Housing Provision and Deliverability	22
Gypsy and Traveller sites and Travelling Showpeople sites	28
Questions	29
Other Types of Homes we need to Plan For	30
Questions	33
Meeting Housing Needs, Housing Mix and Affordability	34
Affordable Housing	35
Questions	37
<b>4 EMPLOYMENT</b>	40
Questions	45
<b>5 RETAIL</b>	48
Questions	51
<b>6 ENVIROMENT AND INFRASTRUCTURE</b>	54
<b>ENVIRONMENT</b>	54
Biodiversity	54
Questions	57
Air Quality	58
Contaminated Land	58

Noise, Lighting and Odours .....	58
Questions.....	60
Flood Risk and Water Quality .....	61
Questions.....	64
Renewable and Low Carbon Energy Schemes .....	64
Questions.....	66
<b>INFRASTRUCTURE</b> .....	67
Infrastructure Provision and Delivery .....	67
Questions.....	69
Transport Infrastructure.....	69
Questions.....	72
Community Infrastructure (community centres, halls, healthcare and education facilities, cultural facilities) .....	72
Questions.....	75
Green Infrastructure and Open Space.....	76
Questions.....	78
Recreational Facilities – Playing Pitches and Play Areas .....	79
Questions.....	81
Telecommunications and Broadband .....	81
Questions.....	83
<b>7 GREEN BELT AND COUNTRYSIDE</b> .....	86
Questions.....	93
<b>8 HERITAGE AND DESIGN</b> .....	96
<b>DESIGN</b> .....	96
Questions.....	100
<b>HERITAGE</b> .....	102
Questions.....	105
<b>9 LOCAL AREAS</b> .....	108
<b>Local Area Policies West of the Borough</b> .....	109
Bagshot.....	109
Camberley.....	111
Camberley Town Centre .....	114
Deepcut.....	116

Frimley.....	117
Frimley Green.....	119
Mytchett.....	121
Questions .....	123
<b>Local Area Policies East of the Borough .....</b>	<b>123</b>
Bisley.....	123
Chobham.....	125
Lightwater.....	126
West End.....	128
Windlesham.....	129
Questions .....	131
<b>10 APPENDIX 1.....</b>	<b>134</b>
<b>Glossary of Terms .....</b>	<b>134</b>

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# INTRODUCTION

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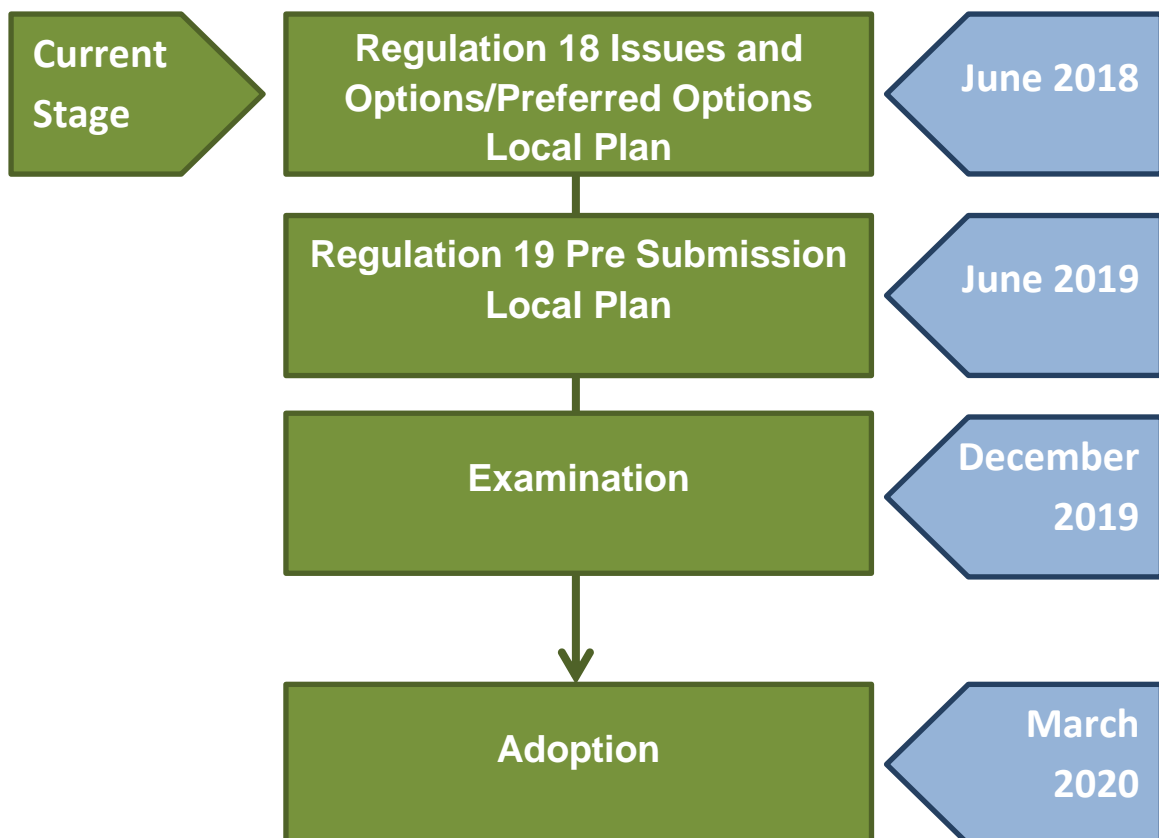
# 1 INTRODUCTION

1.1 The Surrey Heath Local Plan will guide the location, scale and type of future development in Surrey Heath up to 2032. This includes the provision of new housing, retaining existing employment and retail uses and provision of green spaces. The Local Plan will also provide detailed development management policies. These policies will be used in determining planning applications.

1.2 The Surrey Heath Local Plan, once adopted, will replace the Council's current adopted Local Plan which is the Core Strategy and Development Management Policies document, including saved policies from the 2000 Local Plan and the Camberley Town Centre Area Action Plan.

## The Purpose of this Consultation

1.3 The Council is at the early stage of producing this new Local Plan and has produced this Issues and Options/Preferred Options Approach Consultation version to seek your views on options for a number of topic areas. This consultation stage will help the Council in determining where development should take place and in developing the policies to guide this development. The Issues and Options Stage is also known as the Regulation 18 consultation stage.



1.4 The options have been prepared having regard to the advice set out in the National Planning Policy Framework (NPPF), 2012, the Draft NPPF 2018, and the Planning Practice Guidance (PPG).

1.5 In most cases the Council has identified a preferred option approach for each topic area. However the Council is seeking your views on the options set out as well as any alternatives you think the Council should consider. In addition you may comment on whether there are any issues not set out in this consultation document which you think should be covered.

1.6 A wide range of evidence has been produced to support this Issues and Options/Preferred Option version of the Local Plan and links to these evidences bases will be given in this consultation document. The Issues and Options document includes a number of technical terms and a glossary is included to explain these terms.

1.7 The evidence base and other supporting documents will be available on the Council website at <http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base> and will be available to view in hard copy at the Council offices in Knoll Road and at libraries throughout the borough.

## How can I comment?

1.8 This document is available for public consultation between **Monday 4<sup>th</sup> June and Monday 16<sup>th</sup> July 2018**. It can be viewed on line at <https://surreyheath.com/consult> and is available to view at the Council's Offices in Knoll Road Camberley and in libraries throughout the Borough.

1.9 The Council is also holding a series of drop- in public sessions. Further details of these are given on the Council's web site at <https://surreyheath.com/consult>.

1.10 The Council would prefer that you respond to this document by making comments online at <https://surreyheath.com/consult>.

1.11 Alternatively, there is a downloadable form available at..... and hard copies of the form will be made available at Surrey Heath Borough Council Offices upon request.

Comments can be e-mailed to: [Policy.Consult@surreyheath.gov.uk](mailto:Policy.Consult@surreyheath.gov.uk) Comments can also be returned by post to:

Planning Policy and Conservation  
Surrey Heath House  
Knoll Road  
Camberley GU15 3HD



**1.12** Please note any comments made cannot be treated as confidential and may be made available to others on request. The Council will not accept defamatory or racist comments.

**1.13** All comments will be acknowledged and recorded. These comments will help the Council produce the next version of the Local Plan (the Pre-Submission version) due to be published in December 2018.

**1.14** If you have any queries regarding this Issues and Options/Preferred Option Consultation Document please contact a member of the Planning Policy Team at [Policy.Consult@surreyheath.gov.uk](mailto:Policy.Consult@surreyheath.gov.uk)

## Layout of the Document

**1.15** This Issues and Options/ Preferred Options consultation version is set out as follows:

Context for preparing a Local Plan

District Profile (Portrait) of the Borough

Key challenges

Vision for Surrey Heath in 2032

Objectives

Topics:

- Spatial Strategy for the Borough
- Presumption in favour of sustainable development
- Cross Cutting Policies on housing, employment, retail, environment and Infrastructure, Green Belt and countryside, heritage and design.
- Local Area Policies

**1.16** Each topic section sets out the national, regional and local context and the evidence base behind the policy approach. There are also some questions at the end of each section which the Council would like your views on.

## 2 CONTEXT FOR PREPARING A LOCAL PLAN

**2.1** At all stages in preparing a Local Plan the Council has to have regard to national, regional and other local plans and strategies which relate to the future development of Surrey Heath. The Council also has to have regard to evidence base documents that support the approach taken in the Local Plan.

These plans, strategies and evidence base include the following:

- National Planning Policy Framework (NPPF), 2012, the Draft NPPF, 2018, and Planning Practice Guidance (PPG)
- Saved Regional Guidance (Policy NRM6 Thames Basin Heaths Special Protection Area)
- Draft 25 Year Environment Plan
- Enterprise M3 Strategic Economic Plan
- Local Plans and Strategies, e.g. The current Core Strategy, Camberley Town Centre Area Action Plan, and the Sustainable Community Strategy for Surrey Heath 2009
- The Council's Five Year Strategy of Place, Prosperity, Performance and People
- The Council's Economic Strategy
- Cross boundary studies e.g. the Strategic Housing Market Assessment (SHMA) and the Employment Land Review(ELR)
- Strategic Land Availability Assessment (SLAA)
- Sustainability Appraisal
- Habitats Regulations Assessment

Links to these are provided throughout the document.

### **The National Planning Policy Framework (NPPF), 2012, the Draft NPPF, 2018, and the Planning Practice Guidance (PPG)**

**2.2** These documents set out the framework and provide guidance on what a Local Plan should have regard to. The Local Plan must be in conformity with the advice set out in these documents and this will be tested by an Inspector during the Local Plan Examination in Public.

**2.3** The National Planning Policy Framework (NPPF), 2012 sets out that Local Planning Authorities should include strategic priorities for the area in the Local Plan, including policies to deliver homes and jobs in the area. In March 2018, the Government published a consultation on a draft revised NPPF, which incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the Right Homes in the Right Places Consultation. The draft revised version of the NPPF carries forward the standardised methodology for calculating Local Authorities' housing needs. The Issues and Options Local Plan consultation has been produced having regard to the Draft NPPF.

## **Saved Regional Guidance**

**2.4** The South East Plan set out regional policies for the South East of England. In March 2013 the South East Plan was revoked by Government. Only one policy of the South East Plan was saved. This is Policy NRM6 which relates to the Thames Basin Heaths Special Protection Area. The Thames Basin Heaths cover most of the heathland areas within the Borough and the whole of Surrey Heath is within 5km of the SPA. Therefore this policy needs to be considered in producing a new Local Plan.

**The saved regional policy NRM6 from the now revoked South East Plan is available to view in the Government's national archives webpages.<sup>1</sup>**

## **Local Plans and Strategies**

**2.5** The current Local Plan for Surrey Heath is the Core Strategy and Development Management Policies 2001-2028 and the Camberley Town Centre Area Action Plan 2011-2028. In producing the new Local Plan consideration will be given to what policies in these Plans should be carried forward in the new Local Plan.

**The Core Strategy and the Camberley Town Centre Area Action Plan are available to view on the Council's website.<sup>2</sup>**

**2.6** The Borough's Five Year Strategy sets out four themes of Place, Prosperity, Performance and People. The new Local Plan can help deliver the priorities set out in these themes.

**The full version of the Surrey Heath's Five Year Strategy is available on the Council's website.<sup>3</sup>**

## **Neighbourhood Plans**

**2.7** Windlesham Parish Council, Chobham Parish Council and Deepcut Neighbourhood Forum are in the process of producing Neighbourhood Plans. Neighbourhood Plans must be in general conformity with the strategic policies set out in a Local Plan and once adopted become part of the Development Plan framework, particularly in respect of determining planning applications. Neighbourhood Plans can

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<sup>1</sup> Saved regional policy NRM6 - THAMES BASIN HEATHS SPECIAL PROTECTION AREA, from the now revoked South East Plan -

[http://webarchive.nationalarchives.gov.uk/20100528152418/http://www.gos.gov.uk/497648/docs/171301/815607/815696/Pages\\_from\\_RSS-3\\_Section\\_B.pdf](http://webarchive.nationalarchives.gov.uk/20100528152418/http://www.gos.gov.uk/497648/docs/171301/815607/815696/Pages_from_RSS-3_Section_B.pdf)

<sup>2</sup> Access to the Surrey Heath Core Strategy, 2012, and Camberley Town Centre Area Action Plan, 2014 - <http://www.surreyheath.gov.uk/residents/planning/planning-policy/surrey-heath-local-plan>

<sup>3</sup> Surrey Heath Five Year Strategy - <http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

plan for more growth than set out in the Local Plan's but must provide evidence of deliverability. A Neighbourhood Plan can also identify a specific local approach.

**Further information on Neighbourhood Planning within Surrey Heath can be viewed at the Neighbourhood Planning section of Surrey Heath's website.**<sup>4</sup>

## **Cross Boundary Studies**

**2.8** In producing a Local Plan there are a number of issues that are relevant to adjoining local authorities and other agencies. In particular the NPPF (2012) expects Councils to identify the Housing Market Area and Functional Economic Area that Surrey Heath is situated in. In both cases Surrey Heath is situated in the Housing Market Area and Functional Economic Area comprising Surrey Heath, Hart and Rushmoor. This has enabled Surrey Heath to undertake a joint Strategic Housing Market Assessment (SHMA), 2016, which looks at the number of new homes required in the housing market area and an Employment Land Review (ELR) which considers the employment needs of the functional economic area.

**The SHMA is available to view on the Council's website.**<sup>5</sup>

**The ELR document is available to view within the evidence base section of the Council's website.**<sup>6</sup>

**2.9** The Council has also engaged in ongoing Duty to Co-operate with other local authorities and agencies on potential Local Plan cross boundary issues. Duty to Co-operate is an ongoing process and this document will be amended accordingly through the Local Plan making process to show how outcomes have been reached.

**The Duty to Co-operate Report can be viewed at:**

**<http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>**

## **Sustainability Appraisal**

**2.10** The Local Plan must be considered and assessed to ensure that it will contribute to sustainable development. This is by undertaking a Sustainability Appraisal. Each option and possible policy approach must be tested against a number of social, economic and environmental objectives to identify which option is the most sustainable. The first part of this process was a consultation on the Scoping Report which sets out the

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<sup>4</sup> Neighbourhood Planning within Surrey Heath -

<http://www.surreyheath.gov.uk/residents/planning/planning-policy/neighbourhood-planning>

<sup>5</sup> Hart, Rushmoor Surrey Heath SHMA 2016 -

<http://www.surreyheath.gov.uk/residents/planning/planning-policy/surrey-heath-local-plan/evidence-base/strategic-housing-market>

<sup>6</sup> Hart, Rushmoor Surrey Heath Functional Economic Area ELR document -

<http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/EmploymentLandReview2016Rep.pdf>

baseline for undertaking the Sustainability Appraisal. A draft Sustainability Appraisal has been produced to assess the different options and has helped inform the preferred option put forward. The Sustainability Appraisal is subject to a six week consultation alongside the Issues and Options/Preferred Options version of the Local Plan.

The Sustainability Appraisal can be viewed at: <https://surreyheath.com/consult>

## Habitats Regulation Assessment

**2.11** AECOM on behalf of the Council has produced a draft Habitats Regulation Assessment (HRA) to support this stage of the Local Plan. The aim of the HRA is to identify any areas of the Issues and Options/Preferred Options version of the Local Plan that have the potential to cause any adverse effect on Natura 2000 or European Sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites), either in isolation or in combination with other plans or projects. This includes air quality. Where such effects are identified mitigation strategies will need to be devised. The whole of Surrey Heath is within 5km of the Thames Basin Heaths Special Protection Area (SPA) and therefore the Local Plan needs to be subject to HRA.

The draft Habitats Regulation Assessment can be viewed at:

<http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>

## District Profile (or Portrait) of the Borough

**2.12** Surrey Heath lies in the North West corner of Surrey and adjoins the counties of Berkshire and Hampshire. The western half of the Borough is mainly urban in character and comprises: Camberley and Frimley linked to the villages of Frimley Green, Mytchett and Deepcut. The majority of housing within the Borough is delivered within the western urban area. The former Princess Royal Barracks in Deepcut is the Borough's current strategic housing site with planning permission granted in 2013 for 1,200 dwellings and associated infrastructure. This site, known as Mindenhurst, and will be part of Deepcut. Camberley is the main centre within the Borough and is identified as a step up town by the EM3 Local Enterprise Partnership. The Council has identified the delivery of an improved Camberley Town Centre for the benefit of the Boroughs residents as a priority.

**2.13** The eastern half of the Borough is mostly countryside and Green Belt. It includes the larger villages of Bisley, Bagshot, Lightwater, West End and Windlesham, (including Snows Ride) and the smaller village of Chobham.

**2.14** In the east of the Borough, small early settlements such as Bagshot began to develop with the growth of the coaching routes from London. Other villages in the east of the Borough on better soils, e.g. Chobham, were farming hamlets. In the 19th century, horticulture developed on the well-drained soils in the east and south of the Borough.

**2.15** Historically the area around Camberley was part of the open heathland surrounding the village of Frimley. In the 19th century the poor soils of the heathland were planted up for forestry, giving the Borough a wooded identity; this resulted in Surrey Heath being identified by the Bluesky National Tree Map as having the highest density of tree cover in England and Wales in 2014. These areas have also been used for military training. With the establishment of the Royal Military College in 1812, the areas of Cambridge Town and Yorktown grew up to serve it. These service areas became Camberley.

**2.16** Camberley is therefore a relatively recent settlement. The scale and character of the town and its buildings reflect its Victorian origins. Many of the Victorian terraced houses of “Cambridge Town” were lost during the redevelopment of the town centre in the 1960’s. Most of the housing in Camberley now left from this period reflects the pattern of development established by retired army officers who moved to the south of the town. Much of the housing now seen in the town is a product of the 1960’s and 1970’s. Camberley and Frimley now form part of the larger urban area that has developed around the edges of the Blackwater Valley.

**2.17** The first small-scale industrial areas moved to Camberley in the 1930’s. Subsequently industrial development occurred at Yorktown and Frimley. Much of the housing development in the Camberley/ Frimley area occurred during the 1970’s and 80’s when this area was identified as part of a major growth area in the South East. This growth can be seen in areas such as Heatherside.

**2.18** The traditional manufacturing industries have given way to Information and Technology based industries with strong linkages to the Thames Valley. Most of the former village of Frimley has now been redeveloped as has Frimley Green although at its centre there is still a village atmosphere around The Green. The villages in the east of the Borough, have largely retained their historic character although all took some growth during the 1970’s and 80’s.

**2.19** Today, the built environment of Surrey Heath makes tangible the unique set of historical and modern influences that have shaped the Borough and together, these provide a distinctive identity for the Borough that is unique to Surrey Heath.

**2.20** The River Blackwater forms the western boundary of the Borough. From here the land rises gradually to the north and east leading to the areas of heathland which give the Borough its name. The River Bourne (also known as the Addlestone Bourne) flows through the east of the Borough and out toward the River Wey. The other important waterway is the Basingstoke Canal that flows through the southern part of the Borough. The heathland areas are recognised as being of national and international importance and form part of the Thames Basin Heaths Special Protection Area (SPA) and the Thursley, Ash, Pirbright and Chobham Common Special Areas of Conservation. Biodiversity is a key issue within the Borough. The Borough contains four extensive Sites of Special Scientific Interest; Ash to Brookwood Heaths; Broadmoor to Bagshot Woods and Heaths; Chobham Common; and Colony Bog to Bagshot Heaths. These four areas between them cover approximately 23% of the Borough. These areas have been designated as sites of international importance for biodiversity under the European

Habitats Regulations. The Basingstoke Canal is also a Site of Special Scientific Interest. There are also a number of sites of Nature Conservation Importance within the Borough.

**2.21** The Borough has large amounts of green infrastructure much of it in the east of Borough where there are extensive areas of common land across the heathland and permitted public access on parts of the military training areas and a country park. In addition across the Borough there are parks, playing fields and other public open spaces.

**2.22** The diverse countryside of Surrey Heath plays a key role in defining the borough's character and unique identity and is an important part of what makes the borough an attractive place to live, work in and visit. The countryside within the Borough also performs a number of other roles, with 44% of land within the Borough forming part of the metropolitan Green Belt and as an area of importance for biodiversity in the central heathland areas, much of it being military training area. These countryside areas also have a major role to play as a leisure resource for the Borough and contribute to the defence of the nation as a location for army barracks, military ranges, training areas and test tracks.

**2.23** Surrey Heath's economic strength arises from a diverse economic base, with businesses ranging from of international organisations to small and medium sized local enterprises. Surrey Heath contains several high profile businesses and corporations across a broad range of sectors including: Merrill Lynch, Siemens, Frazer Nash (Chobham), Novartis, Unisys, and Eli Lilly. Frimley Park Hospital, which is rated 'outstanding', is the Borough's largest employer. The Sandhurst Royal Military Academy is also partly located within the Borough. The majority of employment floorspace is located in Camberley and Frimley at three large business parks and five industrial estates that make a significant contribution to the employment land supply. There are also four single occupancy sites housing major businesses; one located in Frimley, one near Mytchett, and two near the rural settlement of Windlesham, Fair Oaks Airport in Chobham provides employment use within the local area.

**2.24** The main retail centre in the borough is Camberley, which provides shopping, business, leisure, cultural and community activities. It has been identified as a Step-up Town by the Enterprise M3 Local Enterprise Partnership (LEP). Bagshot and Frimley are identified as District Centres; both these centres function well as district centres and provide a wide range of services and have a number of independent retailers. There are also a number of Local Centres and Neighbourhood parades in the borough.

**2.25** Accessibility to public transport varies across the Borough with Camberley Frimley and Bagshot having accessibility to a variety of transport opportunities (rail, bus, and cycling), while other areas of the Borough having limited or no access to alternatives other than the car.

**2.26** In total the Borough covers an area of some 9,507 hectares and has a population of 88,387<sup>7</sup>.

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<sup>7</sup> Mid-year population estimates, Office for National Statistics, 2016 –

**2.27** Major towns surrounding the Borough include Bracknell, Guildford, Reading and Woking.

## Key Challenges

- 1) The overriding challenge for the Borough will be to deliver additional development and infrastructure that benefits the changing population but which does not compromise the quality of life of existing residents or cause harm to the environment and yield environmental net gains.
- 2) The challenge will also be to ensure that development which takes place is supported by the necessary physical, social and community infrastructure. This will mean cross boundary working in some instances and working with Surrey County Council and the Local Enterprise Partnership (EM3 LEP) to ensure funding and delivery.
- 3) In delivering housing to meet the need identified a key challenge will be to determine how much of this need can be met within the Borough having regard to land availability, as well as environmental and policy constraints, in particular the impact of the Thames Basin Heaths SPA as well as other designated national and local sites of nature importance and the Metropolitan Green Belt on housing delivery.
- 4) Providing a range of housing which helps meet the needs of all the Borough's residents will also need to be addressed through the provision of a mix of housing.
- 5) To ensure the ongoing economic success of the Borough the challenge will be not only to retain existing employment land but to provide opportunities for new businesses to locate into the Borough. Recognising the possibilities for a more flexible approach to the use of existing employment floorspace could help meet changing patterns of how business operate, in particular small and medium enterprises.
- 6) The Council is taking a pro-active approach to ensuring the delivery of a regenerated town centre. The Local Plan will need to ensure that the Borough's District Centres of Bagshot and Frimley can continue to operate successfully by developing policies to ensure the viability and vibrancy of these centres.
- 7) To ensure that development within the Green Belt and Countryside beyond the Green Belt does not have a detrimental impact on the openness of the Green Belt and on the character of Countryside beyond the Green Belt.

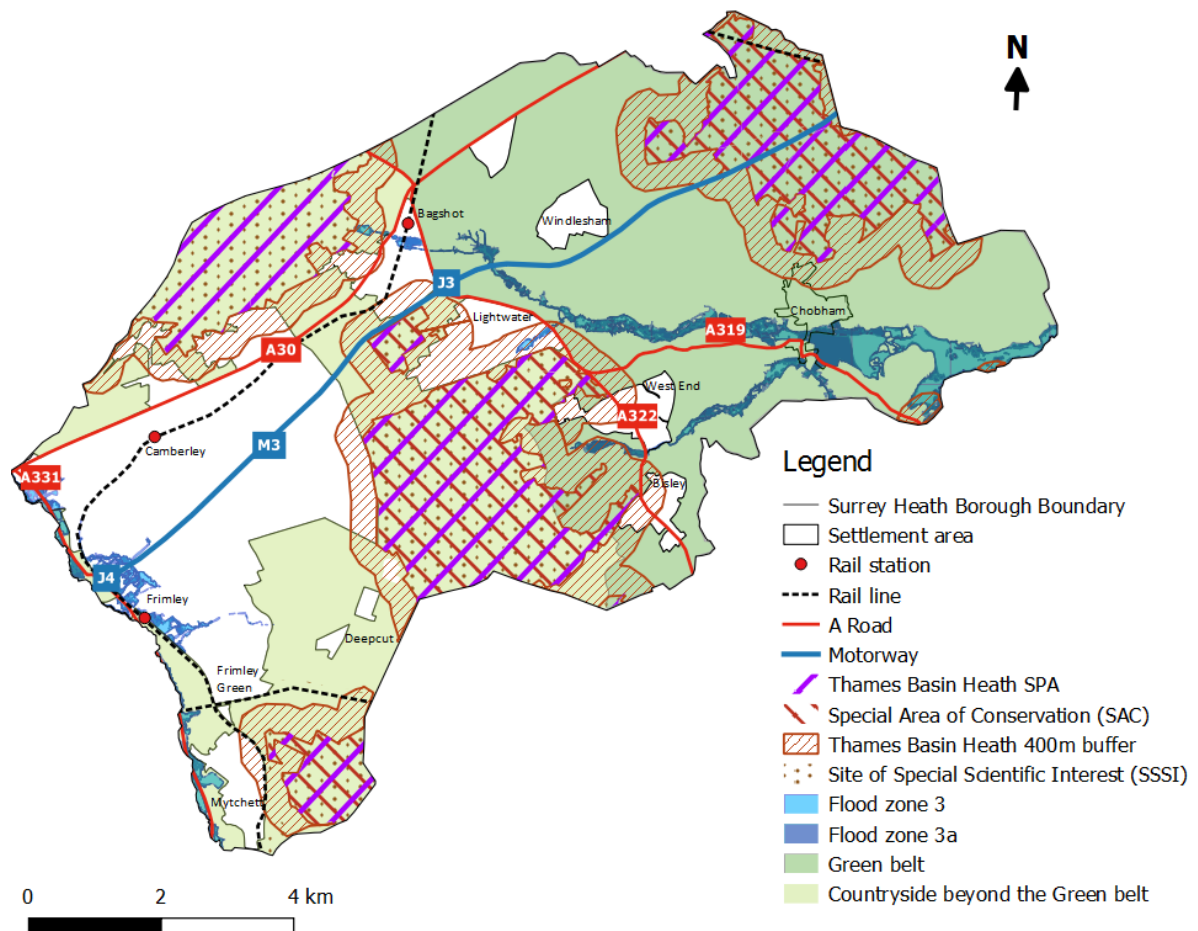
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<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/annualmidyearpopulationestimates/latest>



- 8) Within Surrey Heath, there are many buildings and structures that may not meet the criteria for nationally listed buildings at present but do add to the unique identity of the Borough, including Victorian and Edwardian and early 20<sup>th</sup> Century houses. The result is that many fine buildings and structures that represent the early growth of areas like Camberley are unprotected by the statutory listing process. The significance of such assets needs to be properly understood, so that their architectural, historical, archaeological or artistic interest is not at risk of unacceptable erosion or loss through alteration or change. As such the Borough needs to ensure that new development makes the most efficient use of land and buildings, but at the same time protect and enhance its designated and undesignated heritage assets, the quality of the built environment, open space and the public realm, including the Victorian and Edwardian character of Camberley High Street.

### Constraints Map



### Vision for the Borough

**2.28** The Council, through the Local Plan process, is seeking to deliver vibrant communities with a distinct identity in keeping with the character of their surroundings,

and which enhance the local landscape and biodiversity. We want to ensure that development takes place in the right place and makes a positive contribution to people's lives, including their health and wellbeing, through the provision of homes and jobs alongside social and leisure opportunities, whilst protecting and enhancing the natural and historic environment. The vision for the Borough is set out below.

*By 2032 Surrey Heath will have maintained a high quality of life and retained its distinct identity of towns and villages whilst taking the growth identified in the Local Plan. In delivering growth the Council will seek opportunities to enhance neighbourliness and prevent isolation.*

*The natural Heathland environment and the character of towns and villages will be protected and enhanced. Green Infrastructure will play a large part in maintaining the character of the Borough and in promoting health and wellbeing.*

*Camberley Town Centre will be recognised as a successful thriving vibrant centre offering retail and cultural facilities which benefit the Borough as a whole. The Borough's District Centres at Frimley and Bagshot will continue to thrive and continue to play an important role as centres for local services, retail and employment. The Council will seek opportunities to work with landowners to improve the character and design of the Borough's local and neighbourhood centres.*

*The Borough will take advantage of the economic vitality of the area, have a diverse and thriving economy and work to influence and encourage improved road and rail transport.*

*Wherever new housing is delivered it will respond to local needs and requirements as far as possible in terms of type, size and tenure and will reflect the distinctive character of the Borough's towns and villages. Large scale development will be of exemplar quality and will be designed to recognise the opportunities for providing renewable and low carbon energy schemes including other suitable new or alternative technologies that may come forward during the lifetime of the Local Plan.*

## Strategic Objectives

**2.29** The following Objectives set out the link between the vision and the draft policy approaches set out in this Issues and Options/Preferred Options version of the Local Plan.

Objective	Strategic Objective	Relevant Key Challenges
<b>Housing</b>		
<b>Objective A</b>	To address housing needs by planning for at least 5,632 new homes of an appropriate housing mix and tenure. Of this figure, 4,901 homes will be delivered in Surrey Heath. The remaining unmet need of 731 homes will be met by working with our Housing Market Area partners.	1,3 and 4
<b>Economic (employment)</b>		
<b>Objective B</b>	To identify and protect Strategic and Locally Important employment sites to help fulfil the Borough's role in facilitating strong economic performance across all sectors within the Functional Economic Area (Hart Rushmoor and Surrey Heath) and the wider EM3 LEP area.	5
<b>Economic (Retail)</b>		
<b>Objective C</b>	To enhance the vitality and viability of Camberley Town Centre and the other District and Local centres within the Borough.	6
<b>Infrastructure</b>		
<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.	1 and 2
<b>Environmental</b>		
<b>Objective E</b>	<b>Environmental (Biodiversity)</b> To ensure that development does not have a detrimental impact on designated international and national sites of important natural assets and that new development provides opportunities to improve biodiversity and provide for environmental net gain.	1 and 2
<b>Objective F</b>	<b>Environmental (Pollution)</b> To ensure that new development considers the impact on air quality and minimises or mitigates	1 and 2

	the impact of noise, light pollution, odours, emissions and particulates.	
<b>Objective G</b>	<b>Environmental (Flood Risk and Water Quality)</b>  To ensure that new development, unless appropriate development under the Exceptions Test, is not located in areas of high or medium risk of flooding and that development does not increase surface water run-off.	1 and 2
<b>Objective H</b>	<b>Environmental (Renewable Energy)</b>  To ensure that opportunities for renewable energy, including any new technologies that may come forward through the lifetime of the Local Plan, address any adverse impacts, including impact on landscape and character.	1 and 2
<b>Countryside and Green Belt</b>		
<b>Objective I</b>	To protect and enhance the character of the Green Belt and countryside beyond the Green Belt.	7
<b>Design and Heritage</b>		
<b>Objective J</b>	To conserve and enhance the Borough's built environment and heritage assets, both designated and non-designated.	8
<b>Local Area Policies</b>		
<b>Objective K</b>	To ensure that development provided within the Borough has regard to the local area.	3 and 8

## The Spatial Strategy

**2.30** To deliver the sustainable growth to enable the Borough to meet the Council's ambitions to make Surrey Heath an even better place to live and work and to support and promote the local economy the Council will permit development which is consistent with the following spatial strategy for the scale and location of development.

**2.31** The spatial strategy will help inform the overall distribution of growth in Surrey Heath and help in identifying sites to achieve this and to ensure deliverability. The spatial strategy seeks to plan for a variety of sites over the Plan period. This will provide opportunities for small and medium sized developers.

**2.32** The priority of the spatial strategy is to direct development to the most sustainable locations. The strategy will promote and maximise the use of brownfield sites

(previously developed land) with new development directed to the identified urban settlements. The spatial strategy also carries forward the strategic housing site at Princess Royal Barracks (Mindenhurst) in Deepcut.

**2.33** However to ensure delivery of the housing required throughout the Plan period (2016-2032), the Council has had to consider if sites that are currently designated as Countryside beyond the Green Belt should be released and settlement boundaries amended. The spatial strategy also seeks to ensure that development within the Green Belt will be strictly limited in line with the NPPF. This approach is also reflected in the preferred policy approach set out in Policies on Green Belt and Countryside beyond the Green Belt of this draft Issues and Preferred Options consultation document.

**2.34** A Statement of Common Ground has been signed by Surrey Heath, Hart and Rushmoor which sets out that the approach taken by the three authorities in their Local Plans will ensure that the housing need within the Housing Market Area can be met over the Plan period. This approach is taken forward in Hart's Pre-Submission Local Plan 2018.

**2.35** In developing the spatial strategy the Council has undertaken a number of background studies including Countryside beyond the Green Belt and Green Belt Site Appraisals, an Interim Capacity Study, Traffic Modelling work, an Infrastructure Needs Assessment and a Green Belt and Countryside Study.

### Preferred Approach to the Spatial Strategy

#### Residential

Over the period 2016 to 2032, the Council will make, subject to the availability of deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area, provision for the delivery of circa 4,901 new homes in the Borough. Development will primarily come forward through the use of previously developed land and will be focussed in the west of the Borough in the defined urban areas. As set out in the most recent set of monitoring data for housing, provided in the 2017 SLAA, these homes will be delivered as follows.

- 226 homes were completed in the monitoring year 2016-2017
  - 2,294 sites have planning permission or are under construction, including 1,198 at Mindenhurst, Deepcut
  - 373 are provided for in the small sites windfall allowance
- Total homes achieved = 2,893

This leaves sites 2,739 units required to meet the Government's standardised methodology derived figure of 5,632.

These will be delivered through the following approach:

- 612 dwellings from proposed allocations in Camberley Town Centre (sites not with permission)\*
- 260 dwellings from proposed allocations in settlement areas and at existing Reserve Sites, where not yet permitted

- 250 dwellings from proposed allocations in sites currently located in Countryside Beyond the Green Belt
- 886 dwellings from other small to medium sized sites identified in the SLAA as Deliverable and Developable.

Total number of homes to be delivered from allocated and SLAA sites: 2,008

Overall total of homes to be delivered in Surrey Heath over the plan period: 4,901

The remaining unmet need of 731 units will be met within the Housing Market Area.

### **Employment**

The Borough's Strategic and Locally Important Employment Sites will be protected and supported for employment uses to ensure that the future employment land needs of the Borough and wider Hart, Rushmoor and Surrey Heath Functional Economic Area (FEA) can be met.

### **Retail**

Surrey Heath's hierarchy of town centres, district centres and local centres will be maintained and enhanced by encouraging a range of uses which reflect the scale of the centre. New retail development must protect or enhance the vitality and viability of the town centres, district centre and local neighbourhood facilities

Camberley Town Centre will have been improved and will remain the primary shopping centre for the Borough and be the focus for new retail development

### **Green Belt and the Countryside**

The current extent of the Green Belt will be maintained and development in the Green Belt will be strictly limited.

Development in the Countryside beyond the Green Belt which results in the coalescence of settlements will not be permitted.

Development in the Countryside beyond the Green Belt will be subject to greater limitations than development in settlement areas.

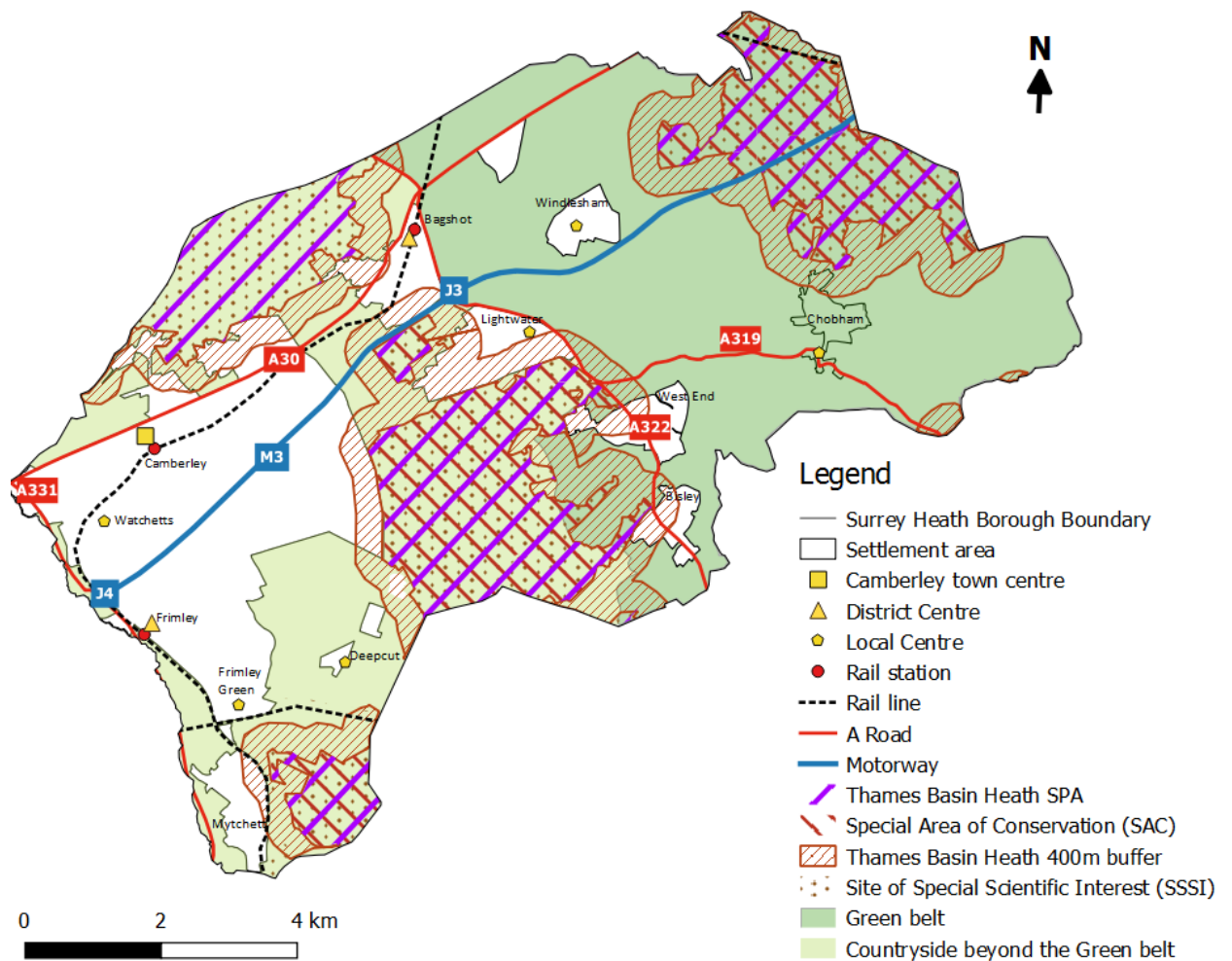
### **Alternative Approaches to Spatial Strategy**

- To not set out where development would come from but to consider proposals on a site by site basis.
- This approach would not give certainty to developers, landowners and the community as to where development would take place in the Borough.
- To not release land from the Countryside beyond the Green Belt.

This approach would not be the most sustainable option for delivering homes within the Borough.

\* *The majority of these sites have been carried forward from the Council's adopted Camberley Town Centre Area Action Plan (2014)*

## Key diagram



## Presumption in favour of sustainable development

**2.36** National planning policy places the presumption in favour of sustainable development at the heart of its approach to planning, and states that '*the purpose of the planning system is to contribute to the achievement of sustainable development*' (NPPF 2012, Paragraph 6). In order to ensure that planning decisions reflect the national presumption in favour of sustainable development and to ensure that this approach can be taken where a local plan is silent or policies become out of date, all local authorities are encouraged to include a policy reflecting this presumption.

### Preferred Approach to Presumption in Favour of Sustainable Development

In considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development set out in the National Planning Policy Framework (NPPF). Regard will need to be given to the need to assess, and where appropriate, mitigate against the impact of the proposal on the Thames Basin Heaths Special Protection Area.

The Council will work with applicants to ensure development improves the social, environmental and economic condition of the Borough.

Planning proposals that accord with the policies in the Surrey Heath Local Plan and with any Neighbourhood Plan policies will in general be approved unless material considerations indicate otherwise. Where there are no relevant policies to determine planning applications then the following will be taken into account:

- The availability and deliverability of avoidance and mitigation measures in terms of the Thames Basin Heaths Special Protection Area: and
- The benefits of granting permission would significantly and demonstrably outweigh any adverse impacts when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

#### **Alternative Approach to Presumption in Favour of Sustainable Development**

- No alternative considered. The preferred approach reflects guidance in the NPPF

## **Questions**

**2.37** The Council would welcome your comments on the vision, objectives and spatial strategy set out in this Issues and Options version of the new Local Plan.

#### **Question 1**

Do you agree with the preferred approach to the Vision and Objectives? If not, please specify why, including any alternative approaches that the Council should consider

#### **Question 2**

Do you agree with the preferred approach to the Spatial Strategy for the Borough? If not, please specify why, including any alternative approaches that the Council should consider.



# HOUSING



## **3 HOUSING**

### **Introduction**

**3.1** This section sets out the Council's preferred approach and alternative approach to the delivery of housing within the Borough to 2032. The Council will seek to provide for a range of housing types, sizes and tenure to meet future needs and the needs of the local communities. The Council will seek to enable housing delivery which meets the needs of different groups including families, older people, younger people, people with disabilities, people requiring more specialist accommodation, the Gypsy and Traveller community and the Travelling Showpeople community. The Plan will also seek to make provision for self-build/custom build projects, starter homes and sites for small and medium builders. The Council will also identify sites on the Brownfield Register which are available for redevelopment for housing.

**3.2** In providing housing regard will also need to be given to other emerging policies in the Local Plan. This is to ensure that housing gets delivered in the right places with the necessary infrastructure and that it does not cause harm to areas of importance biodiversity, in particular the impact of new residential development on the Thames Basin Heaths Special Protection Area (SPA).

### **National Policy Context**

**3.3** The National Planning Policy Framework (NPPF) seeks to ensure that local housing needs are met through the provision of a range of housing types and sizes. The NPPF, 2012 sets out that Local Planning Authorities should prepare a Strategic Housing Market Area Assessment (SHMA) to assess the housing need in the Housing Market Area. The Housing Market Area (HMA) for Surrey Heath includes Hart and Rushmoor. The Draft NPPF, 2018, sets out a standardised methodology for calculating Local Authorities' housing needs. This Issues and Options Local Plan consultation has been produced having regard to the Draft NPPF.

**3.4** The NPPF (2012) at paragraph 14 states that local authorities should meet the full objectively assessed housing need unless the impacts of doing so would significantly outweigh the benefits when assessed against the NPPF as a whole or where specific policies indicate that development should be restricted, this includes sites protected under the Birds and Habitats Directives and Green Belt. The NPPF sets out that local planning authorities should prepare a Strategic Housing and Employment Land Availability Assessment to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the Plan period.

**3.5** Planning Practice Guidance (PPG) sets out the approach Local Authorities should take in undertaking the housing and economic land availability assessment.

**3.6** In line with the Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017 the Council has

published a Brownfield Register which sets out what brownfield sites could come forward for development.

### Sub Regional Context

**3.7** The Council has identified the Housing Market Area and has undertaken a joint Strategic Housing Market Assessment (2016) (SHMA) with Hart and Rushmoor.

**The 2016 SHMA is available to view on the Council’s website.<sup>8</sup>**

### Local Strategies and Evidence

**3.8** The preferred policy approach would support the objectives set out in Surrey Heath’s Five Year Strategy 2016-2021. One of the objectives of the Strategy is to address housing needs within the community and to work with partners to support our economy through strategic development planning and economic growth.

**3.9** The Council undertook a Strategic Land Availability Assessment (SLAA) in 2017. This document sets out how much land there may be available for residential development over a fifteen year period.

**The Surrey Heath 2017 SLAA is available to view on the Council’s website.<sup>9</sup>**

**3.10** The Council is undertaking a Gypsy and Traveller Accommodation Assessment (2018) which considers the future requirements of the Gypsy and Traveller community and the Travelling Showpeople community over the Plan period.

**3.11** The following policies will be replaced in the new Local Plan (2016-2032)

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	<ul style="list-style-type: none"> <li>• Policy CP1 Spatial Strategy</li> <li>• Policy CP3 Scale and Distribution of New Housing</li> <li>• Policy CP4 Deepcut</li> <li>• Policy CP5 Affordable Housing</li> <li>• Policy CP6 Dwelling Size and Type</li> <li>• Policy CP6 Gypsies and Travellers and Travelling Showpeople</li> <li>• Policy DM6 Gypsy and Traveller and Travelling Showpeople Accommodation</li> </ul>
<b>Relevant Policies in the Camberley Town Centre Area Action Plan</b>	<ul style="list-style-type: none"> <li>• Policy TC14 London road Block</li> <li>• Policy TC15 Camberley Station</li> <li>• Policy TC16 Land at Park Lane</li> <li>• Policy TC17 Pembroke Broadway (north)</li> <li>• Policy TC18 Land east of Knoll Road</li> </ul>

<sup>8</sup> Hart, Rushmoor Surrey Heath SHMA 2016 - <http://www.surreyheath.gov.uk/residents/planning/planning-policy/surrey-heath-local-plan/evidence-base/strategic-housing-market>

<sup>9</sup> Surrey Heath SLAA, 2017 - <http://www.surreyheath.gov.uk/SLAA>.

	<ul style="list-style-type: none"> <li>• Policy TC19 Former Magistrates Court</li> <li>• Policy TC 20 The Granary</li> </ul>
<b>Saved Surrey Heath Local Plan 2000 Policies</b>	<ul style="list-style-type: none"> <li>• Policy H8 Housing Reserve Sites</li> </ul>

### Draft Objectives for Housing Policies

**3.12** The following table sets out the draft objectives for housing in the Issues and Options/ Preferred Approach consultation draft.

<b>Objective A</b>	To address housing needs by planning for at least 5,632 new homes of an appropriate housing mix and tenure. Of this figure, 4,901 homes will be delivered in Surrey Heath. The remaining unmet need of 731 homes will be met by working with our Housing Market Area partners.
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### Housing Provision and Deliverability

**3.13** To assess the housing need for Surrey Heath to 2032 the Council undertook a Strategic Housing Market Assessment 2016 (SHMA) with Hart and Rushmoor. This set out a figure of 382 dwellings per annum for Surrey Heath (for the period 2014-2032). The SHMA informs how many houses are required in the HMA and also in each local authority area. It also sets out the number of affordable homes needed, the mix of new homes and the need for specialist housing accommodation.

**3.14** In September 2017, the Government published a consultation document ‘Planning for the right homes in the right places’. This has now been taken forward in a new draft of the National Planning Policy Framework (NPPF), 2018. This puts forward a standard approach to assessing local housing need, in the interests of simplicity, speed and transparency. It is based on a formula that uses affordability ratios for 2016, and average household growth over the period 2016 to 2026 from the 2014 based household projections.

**3.15** The Council’s current Local Development Scheme indicates that the Surrey Heath Local Plan DPD will be submitted to the Secretary of State in September 2019. This will be some 18 months after the publication of the NPPF consultation and as such, it is envisaged that by September 2019, the Policies within the new NPPF will apply. As a result, the housing requirement set out within the Surrey Heath Issues and Options Draft of the Local Plan (Regulation 18 Stage) has been prepared on the basis of the proposed standard methodology for calculating local authorities’ housing need, which indicates Surrey Heath to have an identified housing need of 352 dwellings per annum across a revised plan period of 2016 – 2032.

**3.16** Whilst both approaches set out the housing requirement for the HMA and each Local Authority area it is recognised that this may not be the figure that is actually deliverable within a Local Authority area. The SHMA and the Government's standardised methodology does not take into account constraints, such as land availability, environmental constraints such as the Thames Basin Heaths Special Protection Area and Policy constraints, including the Green Belt. These constraints are recognised in the footnote 9 to paragraph 14 of the NPPF (2012) as a reason as to why a Local Authority may not be in a position to meet its housing requirement. This approach is also carried forward in the Draft NPPF (2018).

**3.17** It is not considered at this stage that there are any overriding Exceptional Circumstances to warrant the alteration of Green Belt boundaries. This is because the Government sets out both in the current NPPF (2012) and the Draft NPPF (2018), that other alternatives, including asking our Housing Market Area partners (Hart and Rushmoor) and other neighbouring authorities to take any remaining unmet need should be considered in the first instance.

**3.18** Surrey Heath Borough Council, through Duty to Co-operate, is engaged in ongoing discussions with our Housing Market Area partners in respect of meeting unmet housing need in Surrey Heath. A Statement of Common Ground has been signed by Surrey Heath, Hart and Rushmoor which sets out that the approach taken by the three authorities in their Local Plans will ensure that any unmet housing need within the Housing Market Area can be met over the plan period. This approach is taken forward in Hart's Pre-Submission Local Plan 2018 and reflected in Hart's Duty to Co-operate Statement.

**3.19** With regard to any potential release of employment sites the Employment Land Review (2016) sets out that the difference between the identified land supply of office and industrial space and the forecast land requirement is finely balanced. The Council considers that there is no opportunity to release Strategic (Core) Employment sites or Locally Important Employment sites for housing. However a number of other sites currently in employment use have been identified as potential housing sites and these have been identified in the SLAA and included in the housing land supply.

**3.20** Having regard to the outcomes of the actions taken and to land constraints the Council considers that the amount of housing that could be delivered in the Borough on an annual basis over the plan period (2016-2032) is **306 dwellings per annum**. Therefore, having regard to the current NPPF (2012) and the Draft NPPF (2018), there is a recognition that our HMA partners will need to accommodate the Borough's unmet housing need.

**3.21** Table 1 below indicates the components of the housing land supply for the period 2016-2032 as at October 2017.

**Table 1 Housing Land Supply**

<b>Housing requirement</b>	<b>352x16 (5,632)</b>
Housing completions	226
Sites with planning permission or under construction	2,294
Allocations from Camberley Town Centre Area Action Plan and Local Plan 2000 not yet permitted	310
Small sites windfall allowance	373
Other Deliverable sites (SLAA sites that can be delivered in years 0-5 subject to planning permission)	362
Other Developable Sites (SLAA sites that can be delivered in years 6-15 subject to planning permission)	1336
<b>TOTAL</b>	<b>4,901</b>
Outstanding Requirement to be met by HMA over the Plan period	731

### **Meeting Housing Need - Approaches to Housing Delivery**

**3.22** The preferred policy approach to delivering the annual housing requirement and an alternative approach are set out below.

**3.23** The preferred approach seeks to provide the housing within settlement areas, on brownfield sites or on sites already identified or allocated in the current Local Plan (the Core Strategy and the Camberley Town Centre Area Action Plan). However the number of homes the Council needs to deliver over the new Local Plan period (2016-2032) means that the Council has had to identify land which is currently designated as Countryside beyond the Green Belt, this will mean a change to settlement boundaries in those areas. The release of countryside has been ascertained only through a detailed and very thorough review of this land across the Borough.

**The Countryside Beyond on Green Belt and Green Belt Site Appraisals studies are available to view on the evidence base page of the Council's website.<sup>10</sup>**

<sup>10</sup> The Surrey Heath Countryside Beyond on Green Belt and Green Belt Site Appraisals studies <http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>

## Policy Approaches to Housing Delivery

3.24 The preferred policy approach and an alternative approach to housing delivery are set out below.

### Preferred Policy Approach to Housing Delivery

The aim of this preferred approach is to ensure the new homes are delivered to meet the needs of the community in line with the overarching spatial strategy by having a policy that allocates the following sites in terms of delivery of net new homes:

#### Strategic Sites

- Princess Royal Barracks (Deepcut) for the provision of circa 1,200 homes

#### Town Centre Sites

- Ashwood House for the provision of 116 homes
- London Road Block for the provision of circa 336 homes
- Land east of Knoll Road for the provision of circa 100 homes
- Camberley Station for the provision of at least 60 homes

#### Other Allocated sites

- Woodside Cottage Bagshot for the provision of circa 40 dwellings
- Heathpark Woods Windlesham for the provision of 140 dwellings
- West End Reserve Sites for the provision of circa 450 dwellings (322 already committed)
- Land at Half Moon Street Bagshot for the provision of 47 homes
- Adult Education Centre France Hill Drive for the provision of circa 45 homes

#### Countryside Beyond the Green Belt Sites

- Water's Edge Mytchett for the provision of 150 dwellings
- Land west of Sturt Road Frimley Green for the provision of up to 100 dwellings

Within the period 2016-2032 the remaining housing figure will be delivered through sites within settlement areas, rural exception sites, \*small scale development on previously developed land in the countryside and small scale development on previously developed land in the Green Belt.

A positive environmental impact will be sought from development

### Alternative Approach to Housing Delivery

To only identify Strategic Sites and Camberley Town Centre sites. This approach would not recognise the other allocated sites that have been identified for the delivery of housing within the Borough.



*\*In general small scale development of previously developed land in the countryside or Green Belt refers to sites of 10 dwellings or less. All sites which come forward will need to demonstrate there is no harm to the character of the Countryside and that there is no greater impact on the openness of the Green Belt than the existing development.*

### **Preferred Policy Approach for Strategic Site at Deepcut**

**3.25** The former Princess Royal Barracks at Deepcut was allocated for housing in the Council's Core Strategy (2011-2028) A hybrid Planning Permission was granted in 2014 (12/0546). The development of the sites will be phased over the period 2017-2032 with delivery of 300 dwellings over the period 2017- 2022.

**3.26** The preferred Policy for Development at Princess Royal Barracks (Deepcut) is set out below and reflects the most up to date approach to delivery. Regard will also need to be given to the Supplementary Planning Document for this site adopted by Surrey Heath Borough Council and Guildford Borough Council in 2011.

#### **Preferred Policy Approach to Deepcut**

The aim of this policy approach is to carry forward Core Strategy Policy CP4 having regard to approved design codes and conditions on the planning permission.

- Provision will be made to support the implementation of the approved new housing development on land at Princess Royal Barracks, Deepcut. This site will provide some 1,200 net new dwellings alongside associated community infrastructure. This site is anticipated to deliver housing from 2019 onward.
- New development on land at Princess Royal Barracks and on other sites within Deepcut should contribute toward the delivery of an expanded rural settlement at Deepcut which will create a new community that is vibrant, sustainable, comprehensive and well designed.
- In particular new development will be required to contribute toward delivery of the following:
  - (i) A safe and high quality environment reflecting the rural nature of Deepcut's setting
  - (ii) Site specific Affordable Housing Strategy to be agreed as set out in the planning permission granted in 2014. With 35% being delivered in the first phases of development. Housing mix will reflect identified need
  - (iii) Plots for serviced self-build and starter homes to be made available on the remaining phases of the site.
  - (iv) Plots to enable small and medium builder to deliver homes to be made available in the remaining phases of the site



- (v) Opportunities for local employment which may include provision of small business units
- (vi) Improved provision of retail and associated Class A uses to create sustainable shopping patterns
- (vii) An enhanced or new village centre
- (viii) Provision of suitable community infrastructure including a new primary school, new health facilities, enhanced library provision and enhanced community hall provision.
- (ix) Physical infrastructure that is climate change resilient in particular addressing the issue of ground and surface water flood risk and making provision for electric vehicle charging or other suitable technologies that arise through the Plan period
- (x) Residential development shall achieve efficient use of resources in line with national requirements
- (xi) New commercial or industrial development should achieve efficient use of resources in line with national requirements
- (xii) Measures to reduce the impact of traffic upon and arising from Deepcut which will include reducing demand for travel, improved public transport provision, a safe integrated footpath/cycle route network linking to neighbouring settlements and key services and improvements to the surrounding highway network and other measures as set out in the Section 106 agreement including works to Deepcut Bridge Road
- xiii) Measures to avoid new development having an impact upon the European Sites
- (xiv) Measures to avoid new development having an impact upon the features and sites of local importance for biodiversity
- (xv) Maintain the countryside gap between Deepcut and Heatherside and Deepcut and Frimley Green
- (xvi) Open space as part of a wider green infrastructure network to include formal public open space and informal open space, including Suitable Alternative Natural Green Space (SANGs)
- (xvii) Enhancement of the setting of and improved linkages to the Basingstoke Canal
- (xviii) Measures to avoid new development having an impact upon the features and sites of heritage importance, including the Basingstoke Canal and St Barbara's Church.

#### **Alternative Approach to Deepcut**

No alternative approach. The preferred approach reflects existing policy and approved design guides and planning permission for the redevelopment of the Princess Royal barracks at Deepcut.

### **Non-strategic allocated sites and other housing sites**

**3.27** Non-strategic allocated sites, windfall sites and other housing sites which come forward throughout the Local Plan period will need to accord with the relevant policies in the Local Plan, including Local Area policies. Development should also accord with Neighbourhood Plans, Village Design Statements and Design Guides. In bringing forward housing development will also need to be in line with guidance set out in policies on housing mix , provision of affordable housing, design, car parking and space standards and to the Council's adopted Supplementary documents on design.

### **Gypsy and Traveller sites and Travelling Showpeople sites**

**3.28** A Gypsy and Traveller Accommodation Assessment is currently being undertaken. This will indicate how many pitches are needed to meet the needs of the Gypsy and Traveller Community and the Travelling Showpeople community. There are two authorised Gypsy and Traveller sites within the Borough accommodating 30 pitches. These are managed by Surrey County Council. There are no private authorised sites for either Gypsies or Travellers. Bond Drive Chobham is a Traveller Showpeople's site.

**3.29** The Council 's preferred approach is to safeguard existing sites and seek additional pitches within settlement areas, if this is not possible then additional pitches within the Countryside beyond the Green Belt will be considered where they are adjacent to settlements. The draft Policy approach to the provision of new pitches is set out below; this reflects the approach set out in the Council's adopted Core Strategy.

### **Policy Approaches to Gypsy and Traveller sites and Travelling Showpeople Sites**

**3.30** The preferred policy approach and an alternative approach to Gypsy and Traveller sites and Travelling Showpeople sites are set out below.

#### **Preferred Policy Approach to Gypsy and Traveller and Travelling Showpeople sites**

The aim of this policy approach is to safeguard existing sites and to ensure that any new sites are located in sustainable locations by having a policy that :

- Seeks to safeguard existing sites;
- Seeks the provision of new pitches or sites within settlement areas in the first instance ;
- Seeks to ensure that pitches or sites outside of settlement areas are sustainably located with accessibility to facilities capable of meeting everyday needs such as education, healthcare ,shopping and transport;
- Promotes the use of previously developed land;

- Sites for Travelling Showpeople sites are able to demonstrate that the site is suitable for the storage and maintenance of show equipment and associated vehicles;
- Requires the demonstration of very special circumstances for proposals within the Green Belt.

#### **Alternative Approach to Gypsy and Traveller and Travelling Showpeople sites**

To not have a specific policy for Gypsy and Traveller sites but to have regard to other relevant policies in the Local Plan.

## **Questions**

**3.31** The Council would welcome your comments on the above approaches to delivering a range of housing in the Borough to meet housing need as well as suggesting any other approaches the Council should take to in relation to the delivery of housing in the Borough.

### **Question 1**

Do you agree with the approach SHBC has taken in identifying how much housing, can be delivered within Surrey Heath over the Plan period?

Are there any other approaches the Council should consider?

### **Question 2**

Are there any other site opportunities the Council should have regard to?

### **Question 3**

Do you agree with the approach SHBC has taken to the provision of Gypsy and Traveller and Travelling Showpeople sites?

### **Question 4**

Are there any other site opportunities the Council should have regard to?

## Other Types of Homes we need to Plan For

### Custom and Self-build

**3.32** The Self-Build and Custom Housebuilding Act 2015 requires local authorities to keep a register of people and associations that are looking for land to build self-build or custom build housing. The delivery of self-build/custom build plots is supported by Government. The Self Build Register held by Surrey Heath indicates an interest in self-build/custom build housing. The 2017 SLAA indicates that some sites put forward recognise the opportunity for self-build/custom build. The council will expect strategic sites to provide proportion of service plots to be set aside for self-build/custom build.

### Policy Approaches to Self-Build/Custom Build

**3.33** The preferred policy approach and an alternative approach to self-build/custom build are set out below.

#### Preferred Policy Approach to Self-Build and Custom Build Housing

The aim of this policy approach is to provide the opportunity for the delivery of self-build/custom build housing by having a policy that:

- Seeks a proportion of developable plots on allocated sites to be set aside for self-build / custom build housing;
- Identifies other sites where self-build/custom build development has been promoted through the SLAA;
- Sets out the size of the plot, having regard to information on the Self Build Register;
- Seeks to ensure that self-build /custom build developments are completed for occupation within three years;
- Seeks to ensure that where self-build/custom build plots are made available these remain for this use unless it can be demonstrated that there is no longer a requirement for these plots.

#### Alternative Approach to Self-Build and Custom Build Housing

To seek a proportion of self-build/custom build housing on all sites above 10 units.

## Rural Exception Housing

**3.34** In general housing development in the Countryside beyond the Green Belt and within the Green Belt is inappropriate and will not be supported. However there are circumstances where the provision of rural exception sites within these areas may be appropriate. The development of rural exception sites will be dependent on there being an up to date proven local need for affordable housing. Rural Exception sites will need to be on land directly adjoining villages within the Borough.

**3.35** In bringing forward Rural Exception Sites for housing applicants will be required to enter into a legal agreement to ensure that all affordable housing on the site remains available to rent by people with a local connection in perpetuity. A local connection is considered to be current residents, or people with a family or employment connection to the Parish.

**3.36** It is recognised that on rural exception sites there may be a need for a small element of market housing if it helps deliver the rest of the development. The market housing element should be no more than 30% of the scheme.

## Policy Approaches to Rural Exception Housing

**3.37** The preferred policy approach and an alternative approach to rural exception housing are set out below.

### Preferred Policy Approach to Rural Exception Sites

The aim of this policy approach is to enable affordable housing in perpetuity for people with a local connection to a village or parish by having a policy that:

- Supports small scale developments of affordable housing on land outside of settlements but adjoining a village providing that it:
- Addresses a proven local need and the housing is affordable and available in perpetuity to those with a local connection
- Includes a mix of dwelling sizes
- Allow for an element of no more than 30% market housing to be provided where it allows for the delivery of affordable housing on the remainder of the site
- Sets out that Starter homes are not considered an appropriate form of affordable housing in respect of the rural exception policy.

### Alternative Approach to Rural Exception Sites

To not have a specific rural exception policy but to consider schemes against Countryside and Green Belt policies in the Local Plan.

This approach may not ensure that these sites remained for rural exception housing in perpetuity.

## Specialist Housing

**3.38** Over the Plan period and in line with demographic trends there will be an increase of older people living in Surrey Heath. As such there is likely to be a requirement for more specially adapted housing and care accommodation to meet the needs of this group. The 2016 SHMA estimates potential requirements for sheltered, extra care and residential homes of circa 310 per annum over the Housing Market Area, of this amount circa 200 would be delivered as general C3 housing in the form of sheltered or extra care housing or housing designed to meet the needs of an older population, including single storey homes. The remaining circa 110 dwellings would be delivered as C2 specialist housing (residential institutions). The Council does recognise that some of this need may be met by adaptation to older people's homes, and the provision of adaptable accessible homes, as well as by providing extra care or C2 housing accommodation.

### Policy Approaches to Specialist Housing

**3.39** The preferred approach and an alternative approach to the provision of specialist housing are set out below.

#### Preferred Policy Approach to Specialist Housing

The aim of this preferred policy approach is to provide for C2 housing to help meet the needs of older persons or those requiring specialist care by having a policy that:

- Seeks specialist housing to be located where it has access to appropriate services and facilities where these are not provided on site
- Seeks the provision of specialist housing within settlement areas in the first instance or if located outside of settlement areas it has been proven that there are no suitable or viable alternatives within the settlement area
- Ensures that Habitat Regulations in terms of impact on the Thames Basin Heaths SPA can be met.

#### Alternative Approach to Specialist Housing

To not have a specific policy for specialist housing but to consider these types of development in line with other policies in the Local Plan.

## Loss of Housing

**3.40** Having regard to the constraints to delivering housing within Surrey Heath the Council considers that the existing housing stock should not be lost. Proposals that lead to a net loss of housing stock will generally be resisted unless there is clear justification for such a loss. The preferred approach to the loss of housing is set out below.

### Policy Approaches to Loss of Housing

**3.41** The preferred policy approach and an alternative approach to loss of housing are set out below.

### Preferred Policy Approach to Loss of Housing

The aim of this preferred policy approach is to seek the retention of existing housing stock in the Borough by having a policy that:

- seeks to minimise the loss of homes in the Borough by resisting development that would involve the net loss of residential units, unless it can be demonstrated that the proposal will:
- Enable sub-standard units to be enlarged to meet residential space standards set out in national policy or set by the Council;
- Be a more appropriate use because of existing environmental conditions;
- Ensure that a building of architectural or historic importance can be retained or renovated;
- Provide an essential community facility which cannot be provided elsewhere or another form of residential accommodation, such as a change of use of C3 (general housing) to C2 use (residential institutions)
- not have a detrimental impact on the remaining residential use, including impact on living space and residential amenity

### Alternative Approach to Loss of Housing

To not have a specific policy in respect for loss of housing but to consider applications which result in a loss of housing on a case by case basis.

## Questions

**3.42** The Council would welcome your comments on the above approaches to rural exception and specialist housing and to the loss of housing in the Borough to meet housing need as well as suggesting any other approaches the Council should take to in relation to the delivery of housing in the Borough.

### Question 1

Do you agree with the approach SHBC has taken in identifying the approach to rural exception and specialist housing?

Are there any other approaches the Council should consider?

### Question 2

Do you agree with the approach SHBC has taken in identifying the approach to loss of housing?

Are there any other approaches the Council should consider?

## Meeting Housing Needs, Housing Mix and Affordability

**3.43** The NPPF (2012) sets out that Local Planning Authorities should plan for a mix of housing to meet local needs for different groups. The NPPF also sets out that the size type tenure and range of housing should also be identified. The Strategic Housing Market Assessment (SHMA) 2016 for Surrey Heath, Hart and Rushmoor sets out the mix of housing recommended across the Housing Market Area as well as the amount of affordable homes and the need for specialist housing. The Council will seek to deliver a wide variety of high quality homes that will provide the types, size and tenure of housing to meet the needs identified.

**3.44** The 2016 SHMA identifies the following broad mix of future dwellings for market and affordable housing.

	1 bed	2 bed	3 bed	4 bed
Market	7%	28%	44%	21%
Affordable	30%	30-40%	30% (approx. 10% 4 plus)	-

**3.45** Any policy on Housing mix should be able to react to changing circumstances therefore the mix of homes does not set out the size of homes. In bringing forward proposals developers and landowners will need to have regard to the Borough wide housing mix target set out in the 2016 SHMA (and any subsequent successors) as a starting point when bringing sites forward. The council recognises that not all sites will be able to provide a full mix of dwelling sizes.

### Policy Approaches to Housing Mix and Type

**3.46** The preferred policy approach and an alternative approach to housing mix and type are set out below.

Preferred Policy Approach to Housing Mix and Type
<p>The aim of the preferred policy approach is to provide a mix of dwellings to meet the needs of current and future households by having a policy that:</p> <ul style="list-style-type: none"> <li>• Seeks an appropriate mix of dwelling types , reflecting the most up to date evidence in the SHMA</li> <li>• Provides dwellings that are adaptable to changing life circumstances</li> <li>• Seeks a proportion of dwellings on sites over 20 dwellings to be delivered in accordance with Building Regulations M4 (2) *or any future Building Regulation requirements, to ensure these dwellings are accessible and adaptable.</li> <li>• Has regard to the sites size and site specific viability.</li> <li>• Design should be tenure blind.</li> </ul>
Alternative Approach to Housing Mix and Type



To have a policy which sets out a specific mix, dependent on the site's size.

*\* Requirement M4(2) is where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users*

## Affordable Housing

**3.47** National Planning policy in the NPPF requires Local Plans to set policies for meeting affordable housing needs. Planning Practice Guidance (PPG) sets out that contributions for affordable housing should not be set from small scale and self-build development. This means sites of 10 units or less and which have a maximum combined floorspace of no more than 1000sq m (gross internal area). In respect of starter homes the Housing and Planning Act 2016 seeks provision of starter homes on sites of more than 10 units or sites over 0.5ha.

**3.48** The Strategic Housing Market Assessment recommends an overall affordable housing quota of 35%-40% over the Housing Market Area. Any target set out in a Local Plan policy will need to be subject to viability testing. Viability testing will be undertaken in developing the pre-submission version of the new Local Plan.

**3.49** To date the Council, due to viability arguments and the introduction of permitted development rights to convert offices into homes, without the need to provide affordable housing, has not been able to meet the need for affordable housing set out in the current Core Strategy. The Council will seek to address this in the new Local Plan by requiring all sites over ten units, or 1000sq m gross internal floor area, to provide a range of affordable housing. The tenure size and type will be negotiated on a site by site basis, having regard to housing needs and government initiatives such as starter homes. The affordable housing should be provided on-site and distributed in clusters across the development. Current Government advice is that affordable housing is not required on sites of 10 or less dwellings.

**3.50** An Affordable Housing Viability Assessment has been undertaken on behalf of the Borough Council which sets out that options should be consulted for on-site affordable housing delivery at 30%, 35% or 40%. The preferred policy approach is for 35% which reflects the current approach in the Core Strategy. The Affordable Housing Viability Assessment can be viewed at <http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>

## Policy Approaches to Affordable Housing

3.51 The preferred policy approach and alternative approaches to affordable housing are set out below.

### Preferred Policy Approach to Affordable Housing

The aim of this preferred policy approach is to provide a mix of affordable housing to meet the needs of current and future households by having a policy that:

- Seeks a requirement of at least 35% affordable housing units on sites of 11 or more dwellings or combined gross internal floor area of over 1000sq m, subject to viability.
- Seeks a range of affordable housing\* to be provided
- Requires the negotiation of tenure size and type on a site by site basis to meet identified housing needs, including a percentage of units which are accessible and adaptable as set out in M4(2) \*\*of the Building Regulations or any future Building Regulation requirements
- Seeks on site provision in the first instance unless there are exceptional circumstances in which case a commuted sum will be required
- Seeks the integration of affordable housing throughout the site
- Has regard to the sites size and site specific viability.

### Alternative Approaches to Housing Mix and Type

To have a policy which seeks at least 30% of affordable housing on sites of 11 or more dwellings or with a combined gross internal floor area of over 1000sq m

To have a policy which seeks at least 40% of affordable housing on sites of 11 or more dwellings or with a combined gross internal floor area of over 1000sq m.

*\*Affordable housing is defined as The NPPF (2012) (Annex 2) defines affordable housing as,*

*“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.”*

*\*\* Requirement M4(2) is where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.*

## Questions

**3.52** The Council would welcome your comments on the above approaches to delivering a range of housing mix and affordable housing in the Borough to meet housing need as well as suggesting any other approaches the Council should take to in relation to the delivery of housing in the Borough.

### Question 1

Do you agree with the approach SHBC has taken in identifying the approach to housing mix?

Are there any other approaches the Council should consider?

### Question 2

Do you agree with the approach SHBC has taken in identifying the approach to affordable housing?

Are there any other approaches the Council should consider?

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# EMPLOYMENT



## 4 EMPLOYMENT

### Introduction

- 4.1 This section sets out the Council's preferred approach and alternative approaches to employment land within Surrey Heath. A key strength of Surrey Heath's economy is in the diversity of the sectors present. Strong employment sectors include: specialist engineering; pharmaceuticals and chemicals; information technology; financial/business services, logistics/distribution; and, health. Surrey Heath has high rates of employment and economic activity, strong GVA per head and overall, a highly skilled labour market catchment area. High proportions of the working age population have higher level qualifications and/or high level occupations.

### National Policy Context

- 4.2 In the preparation of this section, regard has been had to paragraphs 18-22 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach for building a strong and competitive economy, including the need for sites for employment use.
- 4.3 The Planning Practice Guidance (PPG): Housing and Economic Development Needs Assessment sets out guidance for considering economic development needs in the plan making process.

**The national policies relating to economic development and employment land are available to view in more detail in the online version of the Government's NPPF<sup>11</sup>.**

**The guidance contained within the PPG is available to view on the Government's website<sup>12</sup>**

### Sub Regional Context

- 4.4 Surrey Heath Borough lies within the Enterprise M3 Local Enterprise Partnership (LEP) area that stretches for approximately seventy-five miles through Hampshire and Surrey from the New Forest in the south to the perimeter of Heathrow Airport in the north.

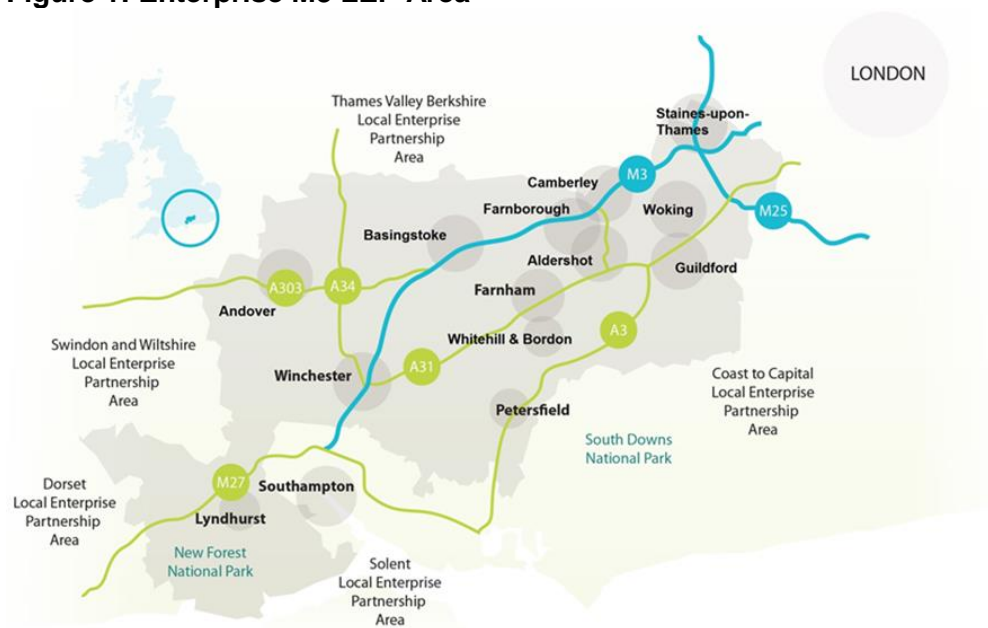
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<sup>11</sup> National Planning Policy Framework, March 2012 -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>12</sup> Planning Practice Guidance - <https://www.gov.uk/government/collections/planning-practice-guidance>

Figure 1: Enterprise M3 LEP Area<sup>13</sup>



- 4.5 The allocation and protection of sufficient employment land in the Borough will be necessary to successfully deliver the objectives of the LEP’s Strategic Economic Plan, specifically developing the key sectors and increasing the amount of jobs and businesses by 2020.

The full version of the Enterprise M3 LEP Strategic Economic Plan is accessible from the LEP’s website<sup>14</sup>.

## Local Strategies and Evidence

### *Surrey Heath Corporate Plan – Five Year Strategy*

- 4.6 The preferred policy approach would support the objectives set out in Surrey Heath’s Five Year Strategy 2016-2021. One of the Council’s principal objectives’ is to sustain and promote the local economy so that Surrey Heath’s people can work and do business across the Borough.

The full version of Surrey Heath’s Five Year Strategy is available to view on the Council’s website.<sup>15</sup>

### *Surrey Heath Economic Development Strategy*

<sup>13</sup> Source: EM3 LEP, Enterprise M3 Map - <https://www.enterprisem3.org.uk/static-map>

<sup>14</sup> Enterprise M3 Strategic Economic Plan, March 2014 – <https://www.enterprisem3.org.uk/strategic-economic-plan>

<sup>15</sup> Surrey Heath Five Year Strategy - <http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

4.7 The Council's Economic Strategy recognises that Surrey Heath has an active business community with several prestigious and global firms located in the Borough. The Strategy contains three principal economic objectives, based upon evidence gathered about the Borough's economic trends, performance and future employment trajectory. **Surrey Heath's Economic Development Strategy is available to view in full on the Council's website.**<sup>16</sup>

**2016 Employment Land Review of Functional Economic Area**

4.8 Surrey Heath shares strong economic linkages with Hart District and Rushmoor Borough, which are both located in Hampshire. The three authorities together form a single Functional Economic Area referred to as the HRSB FEA.

4.9 An updated Employment Land Review (ELR) was produced in 2016 covering the HRSB FEA. The ELR is a key piece of evidence that informs the Borough's emerging policy approaches to employment land.

4.10 The ELR sets provision that the FEA authorities may decide to select one of the following allocation options for each of the employment sites assessed in this study through their emerging Development Plan:

1. *Allocate the site as a strategic employment site through emerging Development Plans.*
2. *Allocate the site as a locally important employment site through emerging Development Plans.*
3. *Allocate the site as either a strategic or locally important employment site, but revise the site boundary through emerging Development Plans.*
4. *Do not allocate the site through emerging Development Plans.*

This approach is taken forward in this Issues and Options consultation document.

**The full 2016 ELR study including Appendix 1 which contains the Surrey Heath site assessments is accessible from the Evidence Base section of Surrey Heath Borough Council's website.**<sup>17</sup>

The following policies will be replaced in the new Local Plan (2016-2032).

<b>Adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	<ul style="list-style-type: none"> <li>CP8 – Employment</li> <li>DM1 – The Rural Economy</li> <li>DM2 – Development within Chobham</li> <li>DM13 – Employment and Development Outside Core Employment Areas</li> </ul>
<b>Saved Surrey Heath</b>	<ul style="list-style-type: none"> <li>E6 – Employment Revitalisation Areas</li> </ul>

<sup>16</sup> Economic Development Strategy, Surrey Heath Borough Council, 2015

<http://www.surreyheath.gov.uk/business/economic-development/economic-development-strategy>

<sup>17</sup> Hart Rushmoor Surrey Heath Employment Land Review 2016: Full Report and Surrey Heath Site Assessments -

<http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>



<b>Local Plan 2000 Policies</b>	<ul style="list-style-type: none"> <li>E8 – Land at Half Moon Street, Bagshot</li> </ul>
<b>Camberley Town Centre Area Action Plan 2014</b>	<ul style="list-style-type: none"> <li>TC5 - Employment</li> </ul>

### Draft Objectives for Employment Policies

4.11 The following table sets out the draft objective for employment land in the Issues and Options/Preferred Approach consultation draft Local Plan.

<b>Objective B</b>	To identify and protect Strategic and Locally Important employment sites to help fulfil the Borough’s role in facilitating strong economic performance across all sectors within the Functional Economic Area (Hart Rushmoor and Surrey Heath) and the wider EM3 LEP area
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### Policy Approaches to Employment Land

4.12 The preferred policy approach and alternative approaches to employment land are set out below.

<b>Preferred Policy Approach to Employment Land</b>
<p>The preferred approach seeks to promote economic growth in Surrey Heath, securing the retention of existing businesses that contribute to the local economy and support the EM3 LEP’s identified priority and niche sectors. This will be achieved by:</p> <ul style="list-style-type: none"> <li>Allocating the following sites as Strategic Employment Sites – sites that fulfil a strategic function within the Functional Economic Area: <ul style="list-style-type: none"> <li>Admiralty Park, Camberley</li> <li>Albany Park, Frimley</li> <li>Camberley Town Centre,</li> <li>Eli Lilly, Windlesham</li> <li>Frazer Nash, Chobham</li> <li>Frazer Nash, Mytchett,</li> <li>Frimley Business Park, Frimley</li> <li>Lyon Way, Frimley,</li> <li>Sir William Siemens Square, Frimley,</li> <li>Watchmoor Business Park, Camberley,</li> <li>York Town Industrial Estate, Camberley;</li> </ul> </li> <li>Allocating the following sites as Locally Important Employment sites - sites that are recognised for the important role they play in servicing the local economy and supporting small / local businesses:</li> </ul>

- Bridge Road Trade & Industrial Park, Camberley,
  - Former Defence Evaluation and Research Agency (DERA) Site, Longcross near Chobham,
  - Linsford Business Centre, Mytchett,
  - Mitie, Frimley Green,
  - SC Johnson, Frimley Green,
  - St Georges Industrial Estate & Helix Business Park, Camberley,
  - Tanners Yard, Bagshot;
  - Employment land at Fairoaks Airport
- Introducing a policy that protects Strategic Employment Sites for employment uses (B-class, which includes: B1 – Business, B2 – General Industry, B8 Storage & Distribution) and encourages the redevelopment or upgrading of these sites for additional employment uses (B-class), including the provision of incubator uses for short term occupancy;
  - Introducing a policy that affords protection for Locally Important Employment Sites for employment uses (B-class) whilst enabling the redevelopment of such sites for employment and alternate uses including the provision of incubator uses for short term occupancy;
  - Revising boundaries to include areas adjacent to existing Core Employment Areas which could fulfil employment needs or alternatively, exclude certain areas that no longer meet employment needs;
  - Introducing a policy that supports the sustainable growth and expansion of businesses within rural areas including those which provide for leisure and tourism, having regard to the impact of employment uses on the countryside;
  - Working with partner authorities such as Surrey County Council to ensure the delivery of infrastructure to support the needs of businesses in Surrey Heath.
  - Working with infrastructure providers, such as broadband operators, to support small and medium businesses, including home working.

#### **Alternative Approaches to Employment Land**

- Retaining the existing Core Employment Areas and not allocating or reallocating sites as Strategic Employment Sites or Locally Important Employment Sites;
- To not have a policy on rural businesses and to consider each application for business use on its individual impact on the countryside.

## Questions

**4.13** The Council would welcome your comments on the above approaches as well as suggestions of any other approaches that should be taken in relation to economic development in the Borough.

<b>Question 1</b>
Do you agree with the preferred policy approach to employment land in Surrey Heath?  If not, please specify why (including any alternative policy approach).
<b>Question 2</b>
Do you agree with allocating Surrey Heath's employment sites as Strategic and Locally Important Sites?  If not, please specify why (including any alternative policy approach).
<b>Question 3</b>
Do you agree with the preferred policy approach to employment land located in the rural areas?  If not, please specify why (including any alternative policy approach).
<b>Question 4</b>
Should permitted development rights be restricted by the use of an Article 4 directive

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# RETAIL



## 5 RETAIL

### Introduction

**5.1** This section sets out the Council's preferred approach and alternative approaches to retail uses within the Borough. The main retail centre in the borough is Camberley. Camberley is identified as a secondary regional town centre which provides shopping, business, leisure, cultural and community activities. It has been identified as a Step-up Town by the Enterprise M3 Local Enterprise Partnership (LEP). A Step-up Town is a town that with the right investment has the potential to contribute more to the economy. This provides opportunities for the regeneration of the town centre. Camberley Town Centre has an Area Action Plan which was adopted in July 2014. Policies from the Area Action Plan will be carried forward into the new Local Plan.

**5.2** Bagshot and Frimley are identified as District Centres; both these centres function well as district centres and provide a wide range of services and have a number of independent retailers. There are also a number of Local Centres and Neighbourhood parades in the borough. The hierarchy of these centres is;

- Camberley is the main town centre
- Bagshot and Frimley are District Centres
- Chobham, Deepcut, Frimley Green, Lightwater and Windlesham are Local Centres
- Bisley, West End , Mytchett , Old Dean, London Road/ Frimley Road, Watchetts (Frimley Road), Farm Road, Heatherside, Chertsey Road and Beaumaris are neighbourhood parades. The number of retail and associated uses in Watchetts (Frimley Road) indicate that it should now be considered as a Local Centre.

**5.3** Windlesham Parish Council, Chobham Parish Council and Deepcut Neighbourhood Forum are in the process of producing Neighbourhood Plans that may include policies regarding local centres. The Local Plan will need to have regard to any aspirations for these centres put forward in Neighbourhood Plans. Deepcut local centre can be extended to include the local centre to be delivered through the development of the Princess Royal barracks at Deepcut.

**5.4** All these centres have an important multi-functional role in providing for retail, local services and employment opportunities. The production of a new Local Plan provides the opportunity to consider the hierarchy of these centres and to put in place policies to ensure that these centres can continue to function successfully.

**5.5** Surrey Heath's Corporate Plan, the Five Year Strategy, sets out as a priority the delivery of an improved Camberley Town Centre for the benefits of all residents in the borough.

## National Policy Context

5.6 The National Planning Policy Framework (NPPF), 2012 paragraph 23 sets out the Government's approach to ensuring the vitality of town centres. The NPPF sets out that in drawing up Local Plans local planning authorities should:

**The national policies relating to economic development and employment land are available to view in more detail in the online version of the Government's NPPF<sup>18</sup>.**

## Sub Regional Context

5.7 Surrey Heath Borough Council lies within the Enterprise M3 Local Enterprise Partnership (LEP) area. Camberley Town Centre is recognised as a Step-Up town by the LEP.

**The full version of the Enterprise M3 LEP Strategic Economic Plan is accessible from the LEP's website<sup>19</sup>.**

## Local Strategies and Evidence

5.8 The preferred approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principle objectives is to deliver an improved Camberley Town Centre for the benefit of all residents of the Borough.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>20</sup>.**

5.9 The Council undertook a health check on the Borough's District and Local centres in 2017.

5.10 The following policies will be replaced in the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	<ul style="list-style-type: none"><li>• Policy CP9 Hierarchy of centres</li><li>• Policy CP10 Camberley Town Centre</li><li>• Policy DM12 District and Local Centres and Neighbourhood Parades</li></ul>
<b>Camberley Area Action Plan 2014</b>	<ul style="list-style-type: none"><li>• Policy TC1 General Policy for new development within the Town Centre</li></ul>

<sup>18</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>19</sup> Enterprise M3 Strategic Economic Plan, March 2014

<https://www.enterprisem3.org.uk/strategic-economic-plan>

<sup>20</sup> Surrey Heath Corporate Plan – Five Year Strategy

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

	<ul style="list-style-type: none"> <li>• Policy TC2 Retail Development</li> <li>• Policy TC3 Food and Drink</li> <li>• Policy TC6 Leisure Community and Cultural Uses</li> <li>• Policy TC12 High Street Character Area</li> <li>• Policy TC14 London Road Block</li> <li>• Appendix 6 High Street Design Guidance</li> </ul>
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**Draft Objectives for Retail Policies**

5.11 The following table sets out the draft objectives for retail use in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective C</b>	To enhance the vitality and viability of Camberley Town Centre and other District and Local Centres in the Borough.
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**Policy Approaches to Retail Uses**

5.12 The preferred policy approach and alternative approaches to retail use are set out below.

<b>Preferred Policy Approach to Retail Uses</b>
<p>The preferred approach seeks to enhance the role of Camberley Town Centre and to ensure that other retail centres in the Borough remain viable and vibrant. This will be achieved by:</p> <ul style="list-style-type: none"> <li>• Having a policy which sets the hierarchy of the retail centres in the Borough and revises boundaries as necessary.</li> <li>• Carrying forward retail, leisure and cultural related policies from the Camberley Town Centre Area Action Plan into a new Local Plan.</li> <li>• Setting the primary and secondary shopping frontages in Town, District and Local centres on the Policies Map.</li> <li>• Introducing a Development Management policy which promotes retail development which supports and enhances the District, Local centres and Neighbourhood Parades and which is appropriate in terms of size and scale of those centres.</li> <li>• Introducing a Development Management policy which seeks to retain A1 (shops) retail use in the primary shopping frontages and which sets out that any change from a A1 (shops) retail unit to an A2 (financial and professional services) /A3 (food and drink) /A4 (drinking establishments) /A5 (hot food takeaways) use should not have an adverse impact on existing retail uses within the primary</li> </ul>



shopping frontages. Non retail uses should not comprise more than 50% of the total shopping area and that within the primary shopping frontage 75% of the uses should be A1 (shop) retail uses.

- Introduce a Development Management Policy which recognises the 'mean time' use of empty shops in retail centres to promote 'start- up' retail businesses and help ensure the vibrancy of the centre.
- Introducing a Development Management policy which sets out that development at first floor level or above should consider office or residential accommodation in the first instance.
- Policies on environmental improvements and shopfronts will be considered in the Local Area policies.

#### **Alternative Approaches to Retail Uses**

- To not carry forward policies from the Camberley Town Centre Area Action Plan and retain the Area Action Plan.
- To not set a percentage for A1 (shops) and other uses in primary shopping frontages.
- To have an overarching policy on environmental improvements and shopfronts.

## **Questions**

**5.13** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to retail development in the Borough.

#### **Question 1**

Do you agree with the preferred policy approaches to the retail centres in the borough?

If not, please specify why (including any alternative policy approach).

#### **Question 2**

Do you agree with the hierarchy of centres as set out in this consultation?

If not, please specify why (including any alternative policy approach).

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# ENVIRONMENT & INFRASTRUCTURE



## 6 ENVIRONMENT AND INFRASTRUCTURE

### ENVIRONMENT

**6.1** This section of the Issues and Options/Preferred Approach document considers the following topics: Biodiversity, Air Quality, Contaminated Land, Flood Risk and Development, Water Quality and Renewable Energy schemes.

#### Biodiversity

**6.2** Surrey Heath has a rich and varied landscape containing a wide range of habitats that support a diversity of plants and animals. The heathland of Surrey Heath is a defining characteristic of the Borough and in the setting of settlements within the Borough. Within and surrounding the Borough are large areas of international ecological importance, in particular those areas identified as Special Areas of Conservation (SAC) and areas designated as part of the Thames Basin Heaths Special Protection Area (SPA). The Heathland in Thames Basin Heaths identified as SPA and or SAC are:

- Chobham Common North Heaths and South Heaths (SPA/SAC)
- Colony Bog, Bagshot Heath and Deepcut Heaths (SPA)
- Camberley and Broadmoor Heaths (SPA)

**6.3** The Thames Basin Heaths Special Protection Area (SPA) was designated in March 2005, through European Law and enshrined in UK Law. The SPA is fragile protected heathland and provides breeding habitat for three protected species of birds (Nightjar, Woodlark and Dartford Warbler) for which the SPA was designated. The breeding success of these ground-nesting birds is affected by disturbance from people and their pets using the SPA for recreational purposes. Avoidance measures including the provision of Suitable Alternative Natural Greenspace (SANG) areas of greenspace to help ease recreational pressure on the Thames Basin Heaths SPA, have to be in place before residential development can take place within the Borough.

**More information on the SPA and avoidance measures can be found on the Council's website.**<sup>21</sup>

**6.4** Within the Borough there are also a number of sites of Special Scientific Interest (SSSI) and a National Nature Reserve. These sites were designated under the Wildlife and

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<sup>21</sup> Thames Basin Heaths Special Protection Area avoidance measures information - <http://www.surreyheath.gov.uk/residents/planning/planning-policy/thames-basin-heaths-special-protection-area-avoidance-measures>

Countryside Act 1981 and development affecting these areas is assessed under that legislation. The SSSIs in Surrey Heath are:

- Ash to Brookwood Heath
- Basingstoke Canal
- Broadmoor to Bagshot Woods and Heath
- Chobham Common (also a National Nature Reserve )
- Colony Bog to Bagshot Heath.

**6.5** There are also a number of Sites of Nature Conservation Importance (SNCIs) and Local Nature Reserves within the Borough. These are areas both important in their own right and as part of a matrix of wildlife sites across the Borough which provide wildlife corridors. These sites are designated by the Borough Council working with the Surrey Wildlife Trust.

**6.6** The Council will work with the Surrey Nature Partnership to bring forward opportunities to conserve and enhance the natural assets of Surrey Heath, both green natural assets and the Blue (water) natural assets including the River Blackwater, Basingstoke Canal, and The Bourne and its tributaries. The Council recognises that the enhancement of, and access to, these environmental assets can have a positive impact on the physical and mental health of Surrey Heaths residents.

**6.7** The Council recognises the opportunities that can be provided through the development of sites to encourage biodiversity. These include provision of suitable native species landscaping, providing wildlife corridors and incorporating opportunities in construction methods, such as swift bricks.

### **National Policy Context**

**6.8** In the preparation of this section regard has been had to paragraphs 109-120 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to enhancing the natural and local environment. It recognises at paragraph 119 that the presumption on favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is required. This is relevant in relation to the Thames Basin Heaths SPA. Regard will also be given to the Government's 25 year Environment Plan, which is currently out to consultation.

**6.9** The Planning Practice Guidance on Biodiversity and eco-systems sets out guidance for considering biodiversity in the local plan making process.

**The national policies relating to economic development and employment land are available to view in more detail in the online version of the Government's NPPF<sup>22</sup>.**

### **Sub Regional Context**

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<sup>22</sup> National Planning Policy Framework, March 2012 - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

**6.10** Surrey Heath is one of 11 Local Authorities in Berkshire, Hampshire and Surrey impacted by the Thames Basin Heaths SPA. The whole of Surrey Heath is within 5km of the SPA. In order to allow housing development while still complying with the Habitats Regulations, the affected local authorities established the Thames Basin Heaths Joint Strategic Partnership Board (JSPB) to agree a strategy for the long-term protection of the SPA. The agreed approach set out in the Delivery Framework, and in Policies NRM5 and NRM6 of the South East Plan, has been taken forward into local policies.

**Local Strategies and Evidence**

**6.11** The preferred policy approach would support the objectives set out in Surrey Heath’s Five Year Strategy 2016-2021. One of the Council’s principal objectives is to work with partners to improve the health and wellbeing of our community.

**6.12** The Council will also continue to work with the Surrey Nature Partnership to conserve and enhance the natural assets of Surrey Heath.

**6.13** The following policies will be replaced in the new Local Plan (2016-2032).

<b>Saved South East Plan Policies</b>	SEP Policy NRM6: Thames Basin Heaths Special Protection Area
<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP14A Biodiversity and Nature Conservation Policy CP14B European Sites Policy DM9 Design Principals

**Draft Objectives for Biodiversity Policies**

**6.14** The following table sets out the draft objective for biodiversity in the Issues and Options/Preferred Approach consultation draft of the Local Plan.

<b>Objective E</b>	<b>Environmental (Biodiversity)</b> To ensure that development does not have a detrimental impact on designated international and national sites of important natural assets and that new development provides opportunities to improve biodiversity and provide for environmental net gain.
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## Policy Approaches to Biodiversity

**6.15** The preferred policy approach and alternative approaches to biodiversity are set out below.

Preferred Policy Approach to Biodiversity
<p>The aim of this policy approach is to ensure that avoidance measures can be provided to mitigate the impact of development on the Thames Basin Heaths SPA and to conserve and enhance biodiversity within the Borough by.</p> <ul style="list-style-type: none"><li>• Carrying forward Core Strategy Policy 14A (Biodiversity and Nature Conservation) into a new Local Plan.</li><li>• Carrying forward Core Strategy Policy 14B (European Sites) into a new Local Plan.</li></ul> <p>Introducing opportunities to improve biodiversity in new development by the use of native planting and landscaping and construction methods.</p>
Alternative Approaches to Biodiversity
<ul style="list-style-type: none"><li>• With regard to Biodiversity and Nature Conservation and European sites the Council consider that there are no suitable alternatives as policies refer to sites protected by international or national law.</li><li>• To include Biodiversity in a Design Principals Policy</li></ul>

## Questions

**6.16** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to Biodiversity in the Borough.

Question 1
<p>Do you agree with the preferred policy approaches to the Biodiversity in the borough?</p> <p>If not, please specify why (including any alternative policy approach).</p>

## Air Quality

**6.17** Surrey Heath sits to the west of Surrey either side of the M3 motorway. Vehicle emissions account for a large proportion of local air pollution in the Borough. The Department of Food and Rural Affairs (DEFRA) has identified the following Air Quality management Area (AQMA) within Surrey Heath:

*'The strip of land from Frimley Road Camberley to Ravenswood Roundabout Camberley which embraces the M3 Motorway and the houses on both sides of the motorway which border the highway.'*

**6.18** At present it is not known whether the M3 Smart Motorway works being undertaken by Highways England will have a positive impact on reducing pollutants.

**6.19** In considering the amount of future development in the Borough the Council will also need to consider the cumulative impact of air quality and pollutants on the Special Areas of Conservation within the Borough.

**6.20** Planning policies can have an important role in helping to minimise local air pollution by influencing the location of polluting developments. The Council through its planning application validation process sets out when an air quality assessment will be required to take account of the impact of new development on air quality. The Council will seek new development to incorporate technologies and to use green infrastructure to limit the impact of air pollution.

## Contaminated Land

**6.21** The Council's Contaminated Land Strategy recognises that contaminated land issues in Surrey Heath are likely to be limited because of the relative lack of industrialisation. However the presence of the MOD and activities such as waste disposal, gas works and some limited commercial and industrial activities could contribute to the potential for land contamination. To ensure that where development of such sites take place the planning process should control any risk to existing and future site uses and site workers.

## Noise, Lighting and Odours

**6.22** Noise from a variety of sources, including road, rail, air, construction, entertainment venues and commercial and industrial activities, have the potential to impact on health and quality of life if not properly controlled or planned for. Poorly designed artificial light can lead to glare, sky glow and light spillage which can have an adverse impact on neighbouring residents and wildlife. Odours and fumes from commercial activities, including kitchens can have a detrimental impact on neighbouring residential amenity. Any siting of extractor flues should have regard to potential impact on neighbouring properties and the surrounding environment.



## National Policy Context

**6.23** In the preparation of this section regard has been had to paragraphs 120-125 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to the issues of land contamination and land pollution. Planning Policy Guidance also contains guidance on light pollution.

**The national policies relating to contamination, noise and light are available to view in more detail in the online version of the Government's NPPF<sup>23</sup>.**

## Local Strategies and Evidence

**6.24** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to build and encourage communities where people can live happily and healthily and improve the health and wellbeing of the community.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>24</sup>.**

**6.25** The Surrey Heath Contaminated Land Strategy (2012) takes into account statutory guidance set out in both the Environmental Protection Act 1990 Part 2A and the Revised Statutory Guidance and the Contaminated Land (amendments) Regulations 2012 in respect of addressing issues of contaminated land.

## Draft Objectives for Air Quality

**6.26** The following table sets out the draft objective contaminated land, air Quality, noise, lighting and odours in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective F</b>	<b>Environmental (Pollution)</b> To ensure that new development considers the impact on air quality and minimises or mitigates the impact of noise, light pollution, odours, emissions and particulates.
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## Policy Approaches to Air Quality, Contaminated Land, Air Quality, Noise, Lighting and Odours

**6.27** The preferred policy approach and alternative approaches are set out below.

<sup>23</sup> National Planning Policy Framework, March 2012 -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>24</sup> Surrey Heath Corporate Plan – Five Year Strategy -

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

### Preferred Policy Approach to Air Quality, Contaminated Land, Noise, Lighting and Odours

The aim of this policy approach is to ensure that development has regard to issues of air quality, contaminated land, noise, lighting or odours by having a policy that:

- Sets out that development should not give rise to, or be subject to, unacceptable levels of pollution, including air quality, contaminated land, noise, lighting or odours. Any adverse impacts of pollution, either arising from the development or impacting on neighbouring properties or the natural environment will be appropriately mitigated or minimised to an acceptable level. This will include measures such as providing electric charging points or other new suitable alternative technologies on larger developments.
- Requires that development proposed on or near a site that may be impacted by, or give rise to pollution, is accompanied by an appropriate risk assessment. The assessment should propose appropriate mitigation or remediation to achieve a safe and acceptable development.
- Seeks new development to incorporate features that may help limit impact of air pollutants, through on site technology, construction methods, incorporating facilities for electric charging points for vehicles or other suitable new or alternative technologies in place during the lifetime of the Local Plan and the use and maintenance of suitable green infrastructure including trees, shrubs and green corridors.

### Alternative Approach to Air Quality, Contaminated Land, Noise, Lighting and Odours

To not have a policy which seeks issues of pollution to be identified and addressed but to rely on the Council's Planning Application Validation document and national guidance.

## Questions

**6.28** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to addressing potential pollution issues that might arise in the Borough.

### Question 1

Do you agree with the preferred policy approach to addressing recognised and potential pollution issues in the borough?

If not, please specify why (including any alternative policy approach).

## Flood Risk and Water Quality

**6.29** There are areas of Surrey Heath prone to flood risk from a variety of sources. The River Blackwater has been an historic source of flood risk affecting western areas of Mytchett, Frimley, Frimley Green and Camberley. The Addlestone Bourne and Mill Bourne also pose flood risks within the central and eastern areas of the Borough in particular Bagshot, Chobham and areas of West End. Other sources of flooding within the Borough have also caused disruption and damage to residential properties and businesses in the past. The 2015 Strategic Flood Risk Assessment undertaken by Capita identifies sources of flooding as Fluvial (river) flooding, surface water, sewer inundation, groundwater and possible breach of the Basingstoke Canal.

**6.30** The Council commissioned a Strategic Flood Risk Assessment (SFRA) of the Borough in 2015. This identified river flooding and surface water run-off as the primary causes of flood risk in the borough with more urban areas also experiencing flooding from sewers. The risk from Groundwater flooding and breach of the Basingstoke Canal is identified as low risk.

**6.31** Findings from the SFRA will enable the Council to apply a sequential test approach to sites allocated in the Local Plan to ensure that this new development, unless an appropriate use under the Exceptions Test, is not located in areas of high or medium flood risk. The SFRA will also be used in the determination of planning applications for allocated and windfall sites. New development will need to minimise flood risk, including flood risk from surface water. Where appropriate applications will need to be accompanied by a Flood Risk Assessment. Any proposed development in areas of flood risk will require flood management, mitigation measures and demonstrate that the development is safe from flooding.

**6.32** Managing surface water flooding at its source is one of the most effective ways to minimise run off from a site and prevent flood risk in the surrounding area. The Council will therefore seek the use of Sustainable Urban Drainage (SuDS) techniques to reduce flood risk, to the site and neighbouring areas, reduce pollution and provide landscape and wildlife benefits. In addition, SuDS should be designed to ensure they remain effective for storm events. Under national policy all major planning applications will require the inclusion of SuDS design.

**6.33** With regard to water quality Surrey Heath, Hart and Rushmoor commissioned a Water Cycle Study (2017). This study reflects the objectives of the European Water Framework Directive and the Thames River Basin Management Plan. The Study sets out recommendations to ensure that any adverse impact of development on the water environment is minimised.

### National Policy Context

**6.34** In the preparation of this section regard has been had to paragraphs 18-22 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach

with regard to the location of development and flood risk and to the Draft 25 year Environmental Plan, which is currently out for consultation.

**6.35** National Planning Guidance on Flood Risk and Coastal Change sets out strict tests to protect people and property from flooding and provides guidance on how to assess flood risk, avoid flood risk and manage and mitigate flood risk. It also includes guidance on SuDS.

**Local Strategies and Evidence**

**6.36** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to work with key partners to continue to keep the borough a very safe place to live.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>25</sup>.**

**6.37** The Surrey Heath Strategic Flood Risk Assessment (2015) takes into account statutory guidance to provide updated evidence on flood risk to assist the Council in selecting appropriate sites for allocation for housing, and other types of land use.

**The Surrey Heath Strategic Flood Risk Assessment is available to download from within the Flooding section of the Council's evidence base webpage<sup>26</sup>**

**6.38** The Hart, Rushmoor and Surrey Heath Water Cycle Study sets out approaches to water quality and supply.

**The Hart, Rushmoor and Surrey Heath Water Cycle Study is available to download from the Council's website.<sup>27</sup>**

**6.39** The following policies will be replaced in the new Local Plan (201-2032)

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP2 Sustainable Development and Design Policy DM9 Design Principals Policy DM10 Development and Flood Risk
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**Draft Objectives for Flood Risk and Water Quality Policies**

<sup>25</sup> Surrey Heath Corporate Plan – Five Year Strategy - <http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

<sup>26</sup> Link to the Council's evidence base webpage containing the Surrey Heath Strategic Flood Risk Assessment, 2015

- <http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>

<sup>27</sup> Hart, Rushmoor and Surrey Heath Water Cycle Study, 2017 - [http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/Hart\\_Rushmoor\\_SurreyHeath\\_WCS.pdf](http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/Hart_Rushmoor_SurreyHeath_WCS.pdf)

**6.40** The following table sets out the draft objective for flood risk and water quality in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective G</b>	To ensure that new development, unless appropriate development under the Exceptions Test, is not located in areas of high or medium risk of flooding and that development does not increase surface water run-off.
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### Policy Approaches to Flood Risk

**6.41** The preferred policy approach and alternative approaches are set out below.

<b>Preferred Policy Approach to Flood Risk</b>
<p>The aim of this policy approach is to minimise and reduce the risk of flooding and to ensure that Flood risk from all sources within the Borough is managed by:</p> <p><b>Fluvial (River/Stream) Flood Risk</b></p> <p>Having a policy that:</p> <ul style="list-style-type: none"> <li>• Restricts development in areas of fluvial (rivers/stream) flood risk.</li> <li>• Requires the sequential and exceptional tests to be applied in flood risk areas</li> <li>• Requires a site Flood Risk Assessment that demonstrates that the proposal would reduce risk both to and from the development</li> <li>• Requires flood resilient and resistant design and appropriate mitigation where risk have been identified</li> </ul> <p><b>Surface Water</b></p> <p>Having a policy that:</p> <ul style="list-style-type: none"> <li>• Requires all development to ensure, as a minimum, there is no net increase in surface water run-off. The use of SuDS to manage surface water will be required, unless it can be demonstrated that SuDs are not appropriate. In those instances an alternative approach to surface water management should be put in place such as a balanced system approach. The on-going maintenance and management of SuDS and other mitigation schemes will need to be demonstrated.</li> </ul> <p><b>Water Quality and Supply</b></p> <p>Having a Policy that:</p> <ul style="list-style-type: none"> <li>• Seeks to protect the Borough’ water environment and where possible contribute to improvements to water quality.</li> <li>• To seek Building Regulations Optional Requirement for domestic uses and</li> </ul>

BREEAM 'good' standard for non-domestic uses.

### Alternative Approaches to Flood Risk

With regard to flood risk and surface water management the Council considers that there is no reasonable alternative approach as the NPPF requires Local Plans to develop policies to manage flood risk from all sources.

With regard to water quality to not have a policy and rely on developers entering discussion with the Environment Agency at planning application stage.

With regard to managing supply to not have a policy and to use Building Regulations only.

## Questions

**6.42** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to addressing flood risk issues that might arise in the Borough.

### Question 1

Do you agree with the preferred policy approach to the addressing recognised and potential flood risk issues in the borough?

If not, please specify why (including any alternative policy approach).

## Renewable and Low Carbon Energy Schemes

**6.43** There are currently no large scale stand- alone renewable energy schemes in the Borough and to date there has been no indication from energy companies to develop such schemes. The Local Plan will cover the period to 2032 and there may be future requirements for such schemes and any other suitable new or alternative technologies in place during the lifetime of the Local Plan.

**6.44** Wind resource in the Borough is low and therefore renewable energy is unlikely to come forward in this way.

**6.45** There may be opportunities for schemes such as combined heat and power schemes, biomass or decentralised heat energy, ground source heat pumps, solar as well as smaller stand- alone schemes within developments , including community led initiatives.

**6.46** Any schemes would need to have regard to ensuring no detrimental or adverse impact on the Thames Basin Heaths SPA and other important biodiversity sites, including Sites of Special Scientific Importance (SSSI's) and Sites of Nature conservation Importance (SNCIs) , Green Belt and Countryside beyond the Green Belt, Conservation areas, heritage assets and residential amenity.

### National Policy Context

**6.47** In the preparation of this section regard has been had to paragraphs 93-98 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to promoting from renewable and low carbon sources.

**6.48** National Planning Guidance on renewable energy sets out particular planning consideration for some sources of renewable energy.

**The national policies relating to flood risk are available to view in more detail in the online version of the Government's NPPF<sup>28</sup>.**

### Local Strategies and Evidence

**6.49** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the council's principal objectives is to encourage sustainable living and construction.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>29</sup>.**

**6.50** The following policies will be replaced in the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP2 Sustainable Development and Design Policy DM7 Facilitating Zero Carbon Development Policy DM8 Stand Alone Decentralised Renewable and Low Carbon Energy Schemes Policy DM9 Design Principals Policy DM10 Development and Flood Risk
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### Draft Objectives for Renewable and Low Carbon Energy Schemes

**6.51** The following table sets out the draft objective for renewable energy in the Issue and Options/ Preferred Approach consultation draft.

<sup>28</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>29</sup> Surrey Heath Corporate Plan – Five Year Strategy

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

### Objective H

To ensure that opportunities for renewable energy, including any new technologies that may come forward through the lifetime of the Local Plan, address any adverse impacts, including impact on landscape and character

## Policy Approaches to Renewable and Low Carbon Energy Schemes

6.52 The preferred policy approach and an alternative approach are set out below.

### Preferred Policy Approach to Renewable and Low Carbon Energy Schemes

The aim of this policy approach is to ensure that any adverse impacts from opportunities for Renewable and Low Carbon Energy Schemes are satisfactorily addressed, including landscape and visual impacts by having a policy that:

- Recognises the opportunities for providing renewable and low carbon energy schemes (including other suitable new or alternative technologies that may come forward during the lifetime of the Local Plan) in new developments, community-led schemes and those incorporated into existing developments.
- Sets out that developers must demonstrate how they will address the impacts of the schemes in relation to designated sites of European, national, regional and local biodiversity importance, Green Belt and Countryside Beyond the Green Belt, heritage assets, local highway networks and residential amenity

### Alternative Approach to Renewable and Low Carbon Energy Schemes

To not have a policy and to consider proposals on a site by site basis having regard to other policies in the Local Plan.

## Questions

6.53 The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to Renewable and Low Carbon Energy proposals.

### Question 1

Do you agree with the preferred policy approach to Renewable and Low carbon Energy proposals?

If not, please specify why (including any alternative policy approach).



## INFRASTRUCTURE

**6.54** This section sets out an overarching approach to infrastructure delivery and then considers approaches to the delivery of transport infrastructure, open space, sport and recreation, community, health and education facilities, green infrastructure and telecommunications.

### Infrastructure Provision and Delivery

**6.55** New development places additional pressure on existing local infrastructure and may create the need for new infrastructure and facilities. The timely delivery of infrastructure to support development is important and the Council will, where necessary, secure this through legal agreements. Currently certain types of infrastructure are delivered through the Council's Community Infrastructure Levy (CIL).

**6.56** It is expected that any strategic sites allocated in the Local Plan will require a bespoke infrastructure approach so that they are sustainable and to mitigate the impact of the development.

**6.57** The Issues and Options/ Preferred approach version of the Local Plan is supported by an Infrastructure Needs Assessment. The Infrastructure Needs Assessment will be updated as discussions with providers take place and evidence bases are updated.

### National Policy Context

**6.58** In the preparation of this section regard has been had to paragraph 156 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach in respect of providing the infrastructure necessary to deliver the development identified in Local Plans.

**The national policies relating to infrastructure provision are available to view in more detail in the online version of the Government's NPPF<sup>30</sup>.**

**6.59** National Planning Practice Guidance sets out where contributions may be required to deliver infrastructure necessary to make development acceptable in planning terms.

### Sub Regional Context

**6.60** The Surrey Infrastructure Study January 2016 sets out to provide a view of emerging development and infrastructure requirements to support growth across Surrey. This infrastructure includes transport, education, health, community, green infrastructure and utilities. This study is currently being updated.

**6.61** All residential development will need to provide avoidance measures to show that the development is able to mitigate the impact of development on the Thames Basin Heaths SPA.

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<sup>30</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

This will be through the provision of or contribution to Suitable Alternative Natural Green Space (SANG).

### Local Strategies and Evidence

**6.62** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to work with partners to improve the health and wellbeing of our community.

**6.63** AECOM on behalf of Surrey Heath Borough Council has undertaken an Infrastructure Needs Assessment (2017) which sets the baseline of current infrastructure requirements.

**The Infrastructure Needs Assessment (2017) is available to view on Surrey Heath Borough Council's planning policy evidence base webpage<sup>31</sup>**

**6.64** The following policies will be replaced in the new Local Plan (2016-2032)

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP12 Infrastructure Delivery and Implementation Policy CP13 Green Infrastructure Policy DM9 Design Principals
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### Draft Objectives for Infrastructure Policies

**6.65** The following table sets out the draft objectives for infrastructure in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
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### Policy Approaches to Infrastructure Delivery

**6.66** The preferred policy approach and an alternative approach are set out below.

<sup>31</sup> Surrey Heath Infrastructure Needs Assessment (2017) - <http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>

### Preferred Policy Approach to Infrastructure Delivery

The preferred approach seeks to ensure that new development provides or contributes to the provision of necessary on site or off- site infrastructure by having an overarching Infrastructure Policy that :

- Ensures development includes the provision of, or contributes to, the physical, social and green infrastructure necessary to address the needs arising from the proposal, including the cumulative impacts of development.
- Ensures the provision of infrastructure is linked to the phasing of development so that infrastructure is delivered in a co-ordinated and timely fashion.
- Sets out that Strategic sites deliver their own bespoke infrastructure requirements.

### Alternative Approach to Infrastructure Delivery

To have a generic policy for all sites and not have specific policies for strategic sites identified in the Local Plan.

## Questions

**6.67** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to Infrastructure Delivery in the Borough.

### Question 1

Do you agree with the preferred policy approach to the Infrastructure Delivery the borough?

If not, please specify why (including any alternative policy approach).

## Transport Infrastructure

**6.68** Surrey County Council is the lead authority in delivering and maintaining transport infrastructure in Surrey Heath. This infrastructure includes roads, public transport, cycle ways and footpaths. In delivering this infrastructure the needs of all the community needs to be taken into account, including people with disabilities and the elderly, to ensure safe and reliable transport. It is recognised that accessibility to public transport varies across the Borough with Camberley Frimley and Bagshot having accessibility to a variety of transport opportunities (rail,

bus, and cycling), while other areas of the Borough having limited or no access to alternatives other than the car.

**6.69** Surrey County Council produced a Local Transport Strategy for Surrey Heath (2015) as part of a wider Surrey Local Transport Plan (LTP3). This strategy will help support growth in Surrey Heath and provide a programme of transport infrastructure required within the towns and villages in the Borough. The Strategy will also form an evidence base for future funding bids.

**The Local Transport Strategy for Surrey Heath, 2015 is available to view on Surrey County Council's website.**<sup>32</sup>

**6.70** Surrey Heath Borough Council have appointed Surrey County Council to undertake traffic modelling to help understand the impact of new development both within and adjacent to the Borough on the highway network. This work is ongoing. It is essential that new developments integrate into and provide safe and suitable access to the highway network. Safe walking and cycling routes should be provided where appropriate

**6.71** The Camberley Town Centre Area Action Plan sets out a number of transport improvements including policies on accessibility, improvements to the highway network and access for pedestrians. These policies will be carried forward in the new Local Plan. Camberley Station is identified as an opportunity area in the Area Action Plan with the aim of integrating better access to the station and links to bus stops in Pembroke Broadway. With regard to improved rail services from Camberley Station the Council will continue to work with local amenity groups, Network Rail, the rail operator and the County Council in seeking to achieve this.

## **National Policy Context**

**6.72** In the preparation of this section regard has been had to paragraphs 29-41 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to sustainable modes of transport.

**6.73** The Planning Practice Guidance (PPG) sets out that it is important for local planning authorities to undertake an assessment of the transport implications in developing or reviewing their Local Plan that a robust transport evidence base may be developed to support the preparation and/or review of that Plan.

**The national policies relating to transport infrastructure are available to view in more detail in the online version of the Government's NPPF**<sup>33</sup>.

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<sup>32</sup> The documents for Surrey County Council's Local Transport Strategy for Surrey Heath, 2015 are available to view on the Local Transport Strategies section of their website - <https://www.surreycc.gov.uk/roads-and-transport/roads-and-transport-policies-plans-and-consultations/surrey-transport-plan/surrey-transport-plan-consultations-on-the-plan/local-transport-strategies-and-forward-programmes>

<sup>33</sup> National Planning Policy Framework, March 2012  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

## Sub Regional Context

**6.74** Surrey County Council's Local Transport Plan (LTP3) sets out the strategy for transport infrastructure in Surrey Heath. The Surrey Heath Local Transport Study and Forward Programme 2015 produced by Surrey County Council, sets out an approach for providing a mechanism for prioritising and delivering transport schemes to meet the aims and ambitions of both Surrey County Council and Surrey Heath Borough Council.

## Local Strategies and Evidence

**6.75** The preferred approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to work with partners to support our urban and rural economy through strategic development planning and economic growth.

The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>34</sup>.

**6.76** The following policies will be replaced in the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012<sup>35</sup></b>	Policy CP11 Movement Policy CP12 Infrastructure Delivery and Implementation DM9 Design Principles DM11 Traffic Management and Highway Safety
<b>Camberley Town Centre Area Action Plan</b>	TC7 Accessibility TC8 Improvements to the Highway Network TC9 Pedestrians TC15 Camberley Station

## Draft Objective for Transport

**6.77** The following table sets out the draft objective for transport out in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
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<sup>34</sup> Surrey Heath Corporate Plan – Five Year Strategy

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

<sup>35</sup> Surrey Heath Core Strategy and Development Management Policies Development Plan Document 2012 -

<http://www.surreyheath.gov.uk/residents/planning/planning-policy/surrey-heath-local-plan/core-strategy-and-development-management>

## Policy Approaches to Transport

6.78 The preferred policy approach and an alternative approach are set out below.

### Preferred Policy Approach to Transport

The aim of this policy approach seeks to ensure that development provides flexibility in the choice of transport modes, including sustainable transport by having a transport policy that:

- Ensures that development does not have a severe impact on the operation, safety or accessibility on local or strategic highway networks.
- Seeks mitigation for the impacts on the local or strategic highway networks, including cumulative impacts where appropriate, either through the provision of or contribution to necessary and relevant transport improvements.
- Seeks the provision of opportunities for non-car means of transport, including links to public transport and cycle ways and improvements to existing cycle links and routes.

Development proposals that generate a significant amount of traffic generation will be required to provide a Transport Assessment and Travel Plan.

### Alternative Approach to Transport

To not require a Transport Assessment in the Transport policy but to rely on the Council's validation of Planning Applications Guidance document.

## Questions

6.79 The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to addressing transport issues that might arise in the Borough.

### Question 1

Do you agree with the preferred policy approach to transport?

If not, please specify why (including any alternative policy approach).

## Community Infrastructure (community centres, halls, healthcare and education facilities, cultural facilities)

6.80 The Borough has a wide range of community and cultural facilities which provide for a variety of uses. These uses are provided by a number of organisations, including the Borough

Council, Parish Councils and the private sector. In considering the need for new community or cultural facilities arising from development the Council will consider whether these needs could be met by the enhancement of existing facilities or by co-locating facilities. If this is not achievable or feasible then new community and cultural facilities will be required. The loss of existing community or cultural facilities will be resisted unless they can be re-located. Strategic development sites will be required to provide new facilities on site through the provision of multi-use community buildings.

**6.81** The Camberley Town Centre Area Action Plan Policy TC6 Leisure, Community and Cultural Uses, sets out that that permission will be granted for proposals which *enhance or diversify the range of leisure and community facilities within the Town Centre*. Policies in respect of the leisure, community and cultural uses within the Town Centre will be carried forward in a new Local Plan policy.

**6.82** Surrey County Council is responsible for the provision of primary and secondary education in the Borough. The Schools Organisation Plan (2016) sets out current and proposed requirements. Larger scale developments may be required to provide for on-site primary schools or contribute to expansion of existing schools subject to discussion with Surrey County Council in respect of need and capacity. In respect of secondary school places this will in most cases be through contributions subject to discussion with Surrey County Council.

**6.83** A concern of residents is the impact of new development on GP services. Surrey Heath Clinical Commissioning Group (CCG) and North West Surrey CCG commission health services for residents in Surrey Heath. Local Plan policies cannot insist that GP provision is provided. However, where large scale development takes place the Council will work with the CCGs to ensure the needs of new communities are taken into account. This may be by providing GPs and other health providers with space within multi-use community buildings.

### **National Policy Context**

**6.84** In the preparation of this section regard has been had to paragraphs 69-78 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to promoting healthy communities, including the provision of social, recreational and cultural facilities.

### **Sub Regional Context**

**6.85** Surrey County Council's Schools Organisation Plan sets out information on primary and secondary school places in the Borough. The Frimley Health Sustainability and Transformation Plan sets out how by working with councils, the NHS and community partners, services for people's physical and mental wellbeing will be more accessible, closer to home and delivered in a more straightforward way.

## Local Strategies and Evidence

**6.86** The preferred policy approach would support the objectives set out in Surrey Heath’s Five Year Strategy 2016-2021. One of the Council’s principal objectives is to build and encourage communities where people can live happily and healthily and to work with key partners to improve the health and well -being of our communities.

**The full version of Surrey Heath’s Five Year Strategy is available to view on the Council’s website<sup>36</sup>.**

**6.87** The following policies will be replaced in the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP12 Infrastructure Delivery and Implementation Policy DM9 Design Principles Policy DM14 Community and Cultural Facilities
<b>Camberley Town Centre Area Action Plan</b>	TC6 Leisure Community and Cultural Uses

## Draft Objective for Community Uses

**6.88** The following table sets out the draft objective for community uses in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
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## Policy Approaches to Community Infrastructure

**6.89** The preferred policy approach and an alternative approach are set out below.

<sup>36</sup> Surrey Heath Corporate Plan – Five Year Strategy  
<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>



### Preferred Policy Approach to Community Infrastructure

The aim of this policy approach is to identify through new development opportunities to enhance or improve community and cultural facilities in the Borough by having a policy that :

- Considers what opportunities there are to provide additional community and cultural facilities through enhancement or co-location of existing uses.
- Provides new community and cultural facilities on strategic development sites through the provision of multi-functional community buildings
- Provision or enhancement of community and cultural facilities should have regard to current or new technologies which may come forward through the lifetime of the Local Plan.
- Resists the loss of existing community or cultural facilities unless demand can be met from alternative provision and that there is no demand for the existing facility by other community or cultural uses.

### Alternative Approach to Community Infrastructure

The requirements for community infrastructure on strategic development sites to be considered in a specific policy for these sites rather than be considered in a more generic policy.

## Questions

**6.90** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to addressing the provision of community facilities in the Borough.

### Question 1

Do you agree with the preferred policy approach to ensuring community use provision in the Local Plan?

If not, please specify why (including any alternative policy approach).

## Green Infrastructure and Open Space

**6.91** Green Infrastructure is the network of open space comprising natural and semi natural, woodland, parks and gardens, allotments, street trees, hedges and gardens. Green Corridors include rivers and canals, cycle paths and rights of way. Surrey Heath has a rich and varied landscape which includes a variety of green infrastructure. This includes heathland, green spaces within the borough's urban and rural settlements, Suitable Alternative Green Space (SANG) –greenspace put into place to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area (SPA) - and trees. 40% of Surrey Heath is treed, including along the A30 which runs through the Borough. Green Infrastructure plays an important part in the character of the Borough. Green infrastructure provides biodiversity opportunities through the provision of wildlife habitats and corridors. It can also play an important part in the character of an area including providing boundaries of one area from another.

**6.92** Access to and the existence of green infrastructure has been recognised in playing an important role on the physical and mental wellbeing of people. The Council, through policies in the Local Plan will seek opportunities to provide, retain or enhance green infrastructure, including open space, in the Borough.

### National Policy Context

**6.93** In the preparation of this section regard has been had to paragraphs 69-78 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to the role of green space in promoting healthy communities.

**6.94** The Planning Practice Guidance (PPG) recognises the multi benefit role that Green Infrastructure can have in providing sustainable development.

**The national policies relating to green infrastructure are available to view in more detail in the online version of the Government's NPPF<sup>37</sup>.**

### Local Strategies and Evidence

**6.95** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to build and encourage communities where people can live happily and healthily.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>38</sup>.**

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<sup>37</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>38</sup> Surrey Heath Corporate Plan – Five Year Strategy

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

**6.96** The Council commissioned an Open Space, Playing Pitch and Indoor Sports Facilities Strategy in 2016. The Study looked at open space provision in the urban and rural areas and set out areas where the quality of open space provision could be enhanced.

**The Open Space, Playing Pitch and Indoor Sports Facilities Strategy 2016 Report, 2016 can be viewed at the council's website.**<sup>39</sup>

**6.97** The following policies will be replaced in the new Local Plan (2016-2032)

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP2 Sustainable Development and Design Policy CP12 Infrastructure Delivery and Implementation Policy CP13 Green Infrastructure Policy DM9 Design Principals Policy DM15 Protection of Green Space and Recreational Facilities Policy DM16 Provision of Open Space and Recreational Facilities
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### **Draft Objectives for Green Infrastructure**

**6.98** The following table sets out the draft objective for green infrastructure in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
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### **Policy Approaches to Green Infrastructure and Open Space**

**6.99** The preferred policy approach and alternative approaches are set out below.

<sup>39</sup> Surrey Heath Open Space, Playing Pitch and Indoor Sports Facilities Strategy in 2016 - [http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning\\_policy/OpenSpaces/Open%20Space%20Assessment%202016\\_0.pdf](http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning_policy/OpenSpaces/Open%20Space%20Assessment%202016_0.pdf)

### Preferred Policy Approach to Green Infrastructure

The aim of this policy approach is to ensure that any new development provides or contributes to the provision or enhancement of green infrastructure, including open green space, and improves linkages to other areas of green infrastructure by having a policy that:

- Designates green open space in the Borough
- Seeks the provision of multi-functional green infrastructure within new developments by the use of vegetation, hedges, native species tree planting and green walls.
- Provides opportunities to improve links to existing green infrastructure and open green space and to provide boundary treatments where appropriate
- Requires development to provides or contributes to open green space
- Identifies green corridors along the A30 and other relevant roads in the Borough

Where development proposals result in the loss of green infrastructure, including open space, then appropriate replacement equivalent to or better value will be required.

### Alternative Approaches to Green Infrastructure

To not have a policy specific green infrastructure policy but to include provision of green infrastructure, including open space, in a design policy.

To not designate green open space on the Policies Map

## Questions

**6.100** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take in relation to Green Infrastructure.

### Question 1

Do you agree with the preferred policy approach to Green Infrastructure?

If not, please specify why (including any alternative policy approach).

## Recreational Facilities – Playing Pitches and Play Areas

**6.101** Recreational facilities, both formal and informal, have an important role in maintaining people's health and providing opportunities to participate in sport and exercise. Recreational facilities include outdoor and indoor sports facilities and play spaces.

**6.102** In meeting future requirements brought about by new development regard will need to be given to providing more multi use facilities and play equipment which meets the needs of all residents, from young children through to the elderly. Facilities should be accessible to all residents. Re-use and improvements of existing facilities may help meet future requirements. Strategic developments will be required to provide on-site facilities.

**6.103** Opportunities to improve access to and use of the Basingstoke Canal should be considered, particularly having regard to the improvements that will come about through the approved strategic development at Deepcut.

### National Policy Context

**6.104** In the preparation of this section regard has been had to paragraphs 69-78 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to the role that recreational facilities can play in promoting healthy communities.

**6.105** The National Planning Guidance (PPG) that recreational facilities can provide health and recreation to benefits to people living and working in an area.

**The national policies relating to recreational facilities are available to view in more detail in the online version of the Government's NPPF<sup>40</sup>.**

### Local Strategies and Evidence

**6.106** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to use green space to deliver a programme of sport and leisure activities.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>41</sup>.**

**6.107** The Council commissioned an Open Space, Playing Pitch and Indoor Sports Facilities Strategy in 2016. The report looked at playing pitches, indoor sports facilities and play provision. One of the conclusions of the Study was the need to provide improved provision for young people and older people. The report provides mechanisms that can be applied to any updated population projections to ensure needs are met. With regard to playing pitches there should be flexibility in their use to reflect how these pitches are used.

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<sup>40</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>41</sup> Surrey Heath Corporate Plan – Five Year Strategy

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

The Open Space, Playing Pitch and Indoor Sports Facilities Strategy 2016 Report, 2016 can be viewed at the council's website.<sup>42</sup>

6.108 The following policies will be replaced by the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP2 Sustainable Development and Design Policy CP12 Infrastructure Delivery and Implementation Policy CP13 Green Infrastructure Policy DM9 Design Principals Policy DM15 Protection of Green Space and Recreational Facilities Policy DM16 Provision of Open Space and Recreational Facilities
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#### **Draft Objective for Recreational Policies**

6.109 The following table sets out the draft objective for recreational use in the Issue and Options/ Preferred Consultation Draft.

<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
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#### **Approaches to Recreational Facilities**

6.110 The preferred policy approach and an alternative approach are set out below.

<b>Preferred Policy Approach to Recreational Use</b>	
The aim of this policy approach is to ensure that any new development provides or contributes to the provision or enhancement of recreational facilities by having a policy that:	
<ul style="list-style-type: none"> <li>• Sets out updated standards for open space and equipped play areas based on a per person requirement.</li> <li>• Provides for a flexible approach to the use of playing pitches for sports by the provision of multi-use pitches and games areas</li> </ul>	

<sup>42</sup> Surrey Heath Open Space, Playing Pitch and Indoor Sports Facilities Strategy in 2016 - [http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/OpenSpaces/Open%20Space%20Assessment%202016\\_0.pdf](http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/OpenSpaces/Open%20Space%20Assessment%202016_0.pdf)

- Sets standards for the size of Local Areas of Play (LAPs), Locally Equipped Area of Play (LEAPs) and Neighbourhood Equipped Area of Play (NEAPs) to be provided.

Where development proposals result in the loss of a recreational use then there should be the appropriate provision of equivalent or better recreational use.

#### Alternative Approach to Recreational Use

To carry forward the standards set out in Core Strategy Policy DM16.

## Questions

**6.111** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to Recreational Use.

#### Question 1

Do you agree with the preferred policy approach to Recreational Use?

If not, please specify why (including any alternative policy approach).

## Telecommunications and Broadband

**6.112** High speed broadband and telecommunications is becoming more essential to support sustainable economic growth, including growth of homeworking. High speed broadband also provides opportunities for better delivery of local services and enhances the provision of community facilities.

**6.113** Some areas of the Borough, including Lightwater, have benefitted from the Superfast Surrey Programme. This programme is currently jointly funded by Surrey County Council, BT and Broadband Delivery UK (BDUK) and its aim is to deploy fibre based infrastructure to residents and businesses that have been excluded from commercial rollouts. However the Better Broadband Subsidy Scheme funded by BDUK is due to end in December 2017 and Superfast Surrey is expected to roll-out over 2018-2019 with the BT contract ending in 2022.

**6.114** In meeting future requirements brought about by new residential and business development the Council will seek for all new properties to be served by high speed reliable broadband, or any new or alternative technologies that may come forward during the lifetime of the Local Plan, or to incorporate the necessary infrastructure to allow access to broadband services at a later date.

**6.115** With regard to the provision of telecommunication masts, the Council will work with the industry to ensure that new masts and equipment are sympathetically designed to cause minimum intrusion.

**National Policy Context**

**6.116** In the preparation of this section regard has been had to paragraphs 42-26 of the e National Planning Policy Framework (NPPF), 2012 which sets out the Government’s approach to the expansion of electronic communication networks, including telecommunications and high speed broadband.

The national policies relating to telecommunications are available to view in more detail in the online version of the Government’s NPPF<sup>43</sup>.

**Local Strategies and Evidence**

**6.117** The preferred policy approach would support Surrey Heath’s Five Year Strategy 2016-2021. One of the Council’s principal objectives is to support and promote our local economy so that people can work and do business across Surrey Heath.

The full version of Surrey Heath’s Five Year Strategy is available to view on the Council’s website<sup>44</sup>.

**6.118** The following policies will be replaced by the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP12 Infrastructure Delivery and Implementation Policy DM9 Design Principals
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**Draft Objective for Telecommunications**

**6.119** The following table sets out the draft objective for telecommunications in the Issue and Options/ Preferred Consultation Draft.

<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
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<sup>43</sup> National Planning Policy Framework, March 2012  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>44</sup> Surrey Heath Corporate Plan – Five Year Strategy  
<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>



## Policy Approaches to Telecommunications and Broadband

6.120 The preferred policy approach and an alternative approach are set out below.

Preferred Policy Approach to Telecommunications and Broadband
<p>The aim of this policy approach is to ensure that any new development provides or makes future provision for the delivery of high speed broadband or any suitable new or alternative technologies and that the impact of telecommunication masts is minimised by having a policy that:</p> <ul style="list-style-type: none"><li>• Seeks the provision of , or allows for the future provision of ,high speed broadband or other suitable technologies in new developments</li><li>• Sets out that the provision of telecommunication equipment should not have an adverse impact on the visual amenity of the surrounding area or on the external appearance of buildings</li><li>• Seeks evidence that the possibility of mast sharing and alternative sites has been explored.</li></ul>
Alternative Approach to Telecommunications
<p>To have a Telecommunications Policy but for the requirement of broadband or other suitable technologies provision to be covered in a Design Policy</p>

## Questions

6.121 The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to telecommunications and Broadband.

Question 1
<p>Do you agree with the preferred policy approach to the provision of Telecommunications and Broadband?</p> <p>If not, please specify why (including any alternative policy approach).</p>

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# GREEN BELT & COUNTRYSIDE



## 7 GREEN BELT AND COUNTRYSIDE

### Introduction

7.1 This section of the Issues and Options/Preferred Approach document sets out the approach to the countryside and Green Belt within Surrey Heath. Incorporating extensive tracts of open heathland, gently undulating woodland and pleasant pastoral farmland, the diverse countryside of Surrey Heath plays a key role in defining the borough's character. The countryside within the Borough performs a number of other roles: as Green Belt in the east of the Borough, as an area of importance for biodiversity in the central heathland areas, as a leisure resource for the Borough and as a location for military activities.

### National Policy Context

7.2 In preparing this section, regard has been had to Section 9 (Paragraphs 79 – 92) of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to the Green Belt. Regard has also been given to Paragraphs 28 and 55 of the NPPF, 2012, which set out the Government's approach to development within the wider countryside.

**The national policies relating to the Green Belt and Countryside are available to view in more detail in the online version of the Government's National Planning Policy Framework<sup>45</sup>.**

### Local Strategies and Evidence

7.3 The preferred policy approach would support the objectives of 'prosperity' and 'place' as set out within Surrey Heath's Five Year Strategy by supporting and promoting the Boroughs rural economy and by helping to promote Surrey Heath as a great place to live and work by ensuring that development is situated in the most sustainable locations and providing the Borough with a high quality natural environment.

**The Council's Five Year Strategy is available to view online<sup>46</sup>.**

7.4 The following Policies will be replaced by the new Local Plan (2014 – 2032):

<b>Adopted Core Strategy and Development Management Policies</b>	<ul style="list-style-type: none"><li>• DM1 – The Rural Economy;</li><li>• DM2 – Development within Chobham;</li><li>• DM3 – Equestrian Related Development;</li><li>• DM4 – Replacement, Extension or Alteration of Existing</li></ul>
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<sup>45</sup> The National Planning Policy Framework is available to view at: <https://www.gov.uk/guidance/national-planning-policy-framework>

<sup>46</sup> The Five Year Strategy is available to view at: <http://www.surreyheath.gov.uk/sites/default/files/documents/council/about-council/Five%20Year%20Strategy2017.pdf>

<b>DPD 2012.</b>	Residential Dwelling in the Countryside Beyond the Green Belt
<b>Saved Surrey Heath Local Plan 2000 Policies</b>	<ul style="list-style-type: none"> <li>RE17 - Major Developed Sites within the Green Belt</li> </ul>

### **Draft Objectives for Green Belt and Countryside Policies**

**7.5** The following table sets out draft objective for Green Belt and Countryside in the Issues and Options/Preferred Options consultation draft Local Plan.

<b>Objective 1</b>	To protect and enhance the character of the Green Belt and countryside beyond the Green Belt.
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### **Policy Approaches to Green Belt and Countryside**

**7.6** The preferred Policy approach, as well as alternative approaches to Green Belt and countryside beyond the Green Belt are set out below.

#### ***Policies relating to the Green Belt***

<b>Preferred policy approach to extensions within the Green Belt</b>
<p>The aim of the preferred approach is to ensure the extensions and alterations do not have a detrimental impact upon the openness of the Green Belt by having a Policy that gives support to proposals for extensions and alterations to properties within the Green Belt provided they do not have a materially greater impact on the openness of the Green Belt, with regard had to:</p> <ul style="list-style-type: none"> <li>• The lawfulness and permanence of the host building;</li> <li>• The bulk and mass of the resultant building;</li> <li>• The volume and floor space (including, but not limited to mezzanine levels, space under roofs and covered balconies) of the proposed extensions, which, in combination with any other additions, should not exceed 30% (gross external area) over and above the size of the original building (being that as originally built or as existed at 1948, whichever is later);</li> <li>• The design of any proposed basement, taking into account whether it is wholly</li> </ul>

subterranean, exceeds the footprint of the existing building (including as extended and the impact of any associated features such as light wells, ventilation systems or means of escape.

- Any alterations to footprint, which should not materially increase the prominence of the building;
- The height of the proposal, which should not materially increase the overall height of the building.

Proposals to extend or erect new ancillary buildings sited more than 5 metres from the main building, which would not replace existing buildings, will be assessed against the relevant policies relating to new free-standing buildings within the Green Belt. Proposals to erect, extend or replace an ancillary building within 5 metres of the main building will be treated as an extension to the main building.

#### **Alternative approaches to extensions and replacement buildings within the Green Belt**

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide significantly less detail than set out in the above Policy;
- Develop a policy which sets out the Council's approach to extensions and alterations to properties in the Green Belt without specified size limitations.

#### **Preferred policy approach to replacement buildings within the Green Belt**

The aim of the preferred approach is to ensure that replacement buildings within the Green Belt do not have a detrimental impact upon the openness of the Green Belt by having a Policy that gives support to proposals for replacement buildings provided they do not have a materially greater impact on the openness of the Green Belt, with regard had to:

- Whether the existing building to be replaced is lawful and permanent<sup>47</sup>;
- Whether the building proposed is for the same use as that which it is replacing;
- The bulk, mass and floor space (including basements, mezzanine levels, space under roofs and covered balconies) of the proposed building, which should not exceed 10% over and above the size of the building to be replaced;
- The siting of the proposed building, which should be sited on or close to the

<sup>47</sup> For clarity, the replacement of temporary buildings or structures, including, but not limited to polytunnels, will be considered as a new building and assessed under the relevant parts of the NPPF.

position of the existing building unless an alternative location within the curtilage would materially reduce impact on the openness of the Green Belt.

Proposal to replace an ancillary building within 5 metres of a main building will be treated as an extension to the main building. The replacement of an ancillary building sited more than 5 metres from the main building will be considered under relevant parts of the NPPF.

#### **Alternative approaches to replacement buildings within the Green Belt**

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy;
- Develop a policy which sets out the Council's approach to replacement buildings in the Green Belt without specified size limitations.

#### **Preferred policy approach to the limited infilling or partial or complete redevelopment of previously developed sites within the Green Belt**

The aim of the preferred approach is to ensure that the infilling or partial or complete redevelopment of previously developed sites within the Green Belt does not have a detrimental impact upon the openness of the Green Belt by having a Policy that gives support to proposals for the infilling or partial or complete redevelopment of previously developed sites provided they do not have a materially greater impact on the openness of the Green Belt, with regard had to:

- The lawful status of existing buildings and any hardstanding;
- The bulk, mass and floor space (including basements, mezzanine levels, space under roofs and covered balconies), of the proposed development compared to the bulk, mass and floor space of existing buildings and structures;
- The degree of dispersal throughout the site of existing and proposed development, taking into account the need to site proposed development on or close to the position of the existing building unless an alternative location would materially reduce impact on the openness of the Green Belt.
- Ancillary aspects of development proposals such as garages and other outbuildings, walls and gates, areas of hardstanding and their use and external storage will be considered additionally in respect of the built envelope, function and linkages to main buildings;
- The phasing of proposed development including any demolition proposed.

**Alternative approach to limited infilling or partial or complete redevelopment of previously developed sites within the Green Belt**

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy.

***Policies relating to the Green Belt and Countryside beyond the Green Belt***

**Preferred policy approach to development proposals for the re-use of buildings within the Green Belt and Countryside beyond the Green Belt**

The aim of the preferred approach is to ensure that the re-use of buildings within the Countryside beyond the Green Belt and the Green Belt do not have a detrimental impact upon the openness of the Green Belt or character of the countryside by having a Policy that gives support to proposals for equestrian related developments, subject to the following considerations:

The lawfulness, permanence and condition of the building, which must be capable of conversion without major or complete reconstruction;

Whether the loss of an existing use would give rise to a need for another building to fulfil the function of the building being re-used;

The extent of ancillary works or features such as external storage, hardstanding, car parking, boundary walling or fencing and the impact that this would have upon the openness and character of the Green Belt or Countryside beyond the Green Belt;

Whether the proposed use, along with any associated use of land surrounding the building, would maintain the intrinsic character and beauty of the countryside and where relevant would not be materially more harmful to the openness of the Green Belt.

Where permission is granted the Council will remove permitted development rights.

**Alternative Approach to extensions and replacement buildings within the Green Belt**

No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy;



### **Preferred Policy Approach to equestrian related developments**

The aim of the preferred approach is to ensure that equestrian related developments within the countryside beyond the Green Belt and the Green Belt do not have a detrimental impact upon the openness of the Green Belt or character of the countryside by having a Policy that gives support to proposals for equestrian related developments, subject to the following considerations:

- The prioritisation of the conversion or re-use of existing buildings and structures in favour of new buildings where possible;
- Whether any new stables or associated structures are sensitively designed, proportionate to the activity proposed and are not capable of adaption for alternative use in the future, including residential. Proposals must demonstrate the amount of development proposed is reasonably related to its intended equestrian use and should not have a detrimental impact on the rural characteristics of the area;
- The provision of maneges and outdoor lighting, if appropriate, should not have a detrimental impact on residential properties or on the character of the countryside
- Whether the development has convenient and safe access to, and would not adversely impact upon, the existing bridleway network or other publicly accessible routes and spaces.

### **Alternative Approaches to equestrian related developments within the Green Belt and Countryside beyond the Green Belt**

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy;
- Retain Policy DM3 of the Surrey Heath Core Strategy and Development Management Policies DPD. This would provide less detail than set out in the above Policy.

### ***Policies relating to the Countryside beyond the Green Belt***

#### **Preferred Policy Approach to development proposals within the Countryside beyond the Green Belt**

The aim of the preferred approach is to ensure that development proposals within the Countryside beyond the Green Belt do not have a detrimental impact upon the character of the countryside. This will be achieved by having a Policy that gives support to development of proposals that are sustainable and do not give rise to harm to the intrinsic character and beauty of the countryside.

For the construction of new buildings, this will mean that:

- The proposal meets the proven essential need of a rural worker to live permanently at or near their place of work; or

- The proposal provides high quality business floor space to support rural enterprises; or
- The proposal provides reasonable levels of operational development at institutional and other facilities; or
- The proposal provides community facilities close to an existing settlement which is accessible by sustainable transport modes; or,
- The proposal consists of the limited infilling or re-development of previously developed land, with regard had to the lawful status of existing buildings and any hardstanding, the bulk, mass and floor space (including basements, mezzanine levels, space under roofs and covered balconies), of the proposed development compared to the bulk, mass and floor space of existing buildings and structures, the degree of dispersal throughout the site of existing and proposed development, taking into account the need to site proposed development on or close to the position of the existing building unless an alternative location would materially reduce impact on the countryside, ancillary aspects of development proposals such as garages and other outbuildings, walls and gates, areas of hardstanding and their use and external storage will be considered additionally in respect of the built envelope, function and linkages to main buildings and the phasing of proposed development including any demolition proposed.

The extension, alteration and replacement of buildings within the countryside is not considered to be inappropriate, provided that the development does not harm its open and rural character. Regard will be had to:

- The lawfulness and permanence of the host building;
- The bulk, mass, floor space (including basements, mezzanine levels, space under roofs and covered balconies) and height of the proposed extensions;
- Any alterations to footprint or siting of the building.

#### **Alternative Approach to extensions and replacement buildings within the Green Belt**

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy;

## Questions

7.7 The Council would welcome your comments on the above approaches as well as suggestions of any other approaches that should be taken in relation to Green Belt and countryside beyond the Green Belt in the Borough:

### Question 1

Do you agree with the preferred policy approaches to addressing the Green Belt and countryside beyond the Green Belt in Surrey Heath?

If not, please specify why (including any alternative policy approach).

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# HERITAGE & DESIGN



## 8 DESIGN AND HERITAGE

### DESIGN

**8.1** This section of the Issues and Options/Preferred Approach document considers design. Good design is essential to the creation of sustainable, vibrant and prosperous places. The Council is committed to achieving high quality design that responds to and enhances the unique character and sense of place of each of the Borough's towns and villages, whether urban or rural.

#### National Policy Context

**8.2** In the preparation of this section, regard has been had to Section 7 (Paragraphs 56 – 68) of the National Planning Policy Framework (NPPF), 2012, which sets out the Government's approach to design and advertisements.

**8.3** Regard has also been had to recent Housing Technical Standards/Optional Standards introduced by the Government. These include a national space standard for new dwellings and standards for water efficiency, access and waste.

**The national policies relating to heritage are available to view in more detail in the online version of the Government's National Planning Policy Framework<sup>48</sup>.**

#### Local Strategies and Evidence

**8.4** Surrey Heath's Five Year Strategy covers the period 2017 – 2021 and sets out the main challenges facing the Borough under four key themes – 'place', 'prosperity', 'people' and 'performance'. The Council's principal objective in relation to 'place' is to make Surrey Heath an even better place where people are happy to live. This will be achieved by reducing waste, working with key partners to keep the Borough a very safe place to live and by encouraging sustainable living and construction through the promotion of high quality building and design standards.

**8.5** The Council's principal objective in relation to 'prosperity' is to support and promote the Borough's local economy so that people can work and do business across Surrey Heath. This will be achieved investment by promoting Surrey Heath as a great place to live and work. Good design has the capacity to help promote Surrey Heath as a great place to live and work.

**The Five Year Strategy is available to view online<sup>49</sup>.**

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<sup>48</sup> The National Planning Policy Framework is available to view at: <https://www.gov.uk/guidance/national-planning-policy-framework>

**8.6** The Council has adopted a number of other Supplementary Planning and Guidance Documents that add detail to existing strategic design policies contained within the Surrey Heath Core Strategy and Development Management Policies Development Plan Document. These documents will be carried forward through the new Local Plan process. These include:

- Residential Design Guide Supplementary Planning Document (SPD);
- The Western Urban Area Character SPD;
- Lightwater and West End Village Design Statements;
- Deepcut SPD;
- Camberley Town Centre Masterplan and Public Realm Strategy SPD.

**8.7** Three Neighbourhood Plans are under development within the Borough, covering the Parish of Chobham, Windlesham Ward and the Deepcut Neighbourhood Plan Area. Once adopted, these documents will become statutory documents within the plan making process.

**8.8** The following Policies will be replaced in the new Local Plan (2014 – 2032):

<b>Relevant Policies in the adopted CSDMP DPD 2012</b>	<ul style="list-style-type: none"> <li>• Policy CP2 Sustainable Development and Design;</li> <li>• Policy DM9 Design Principles;</li> <li>• Policy DM11 Traffic Management and Highway Safety.</li> </ul>
<b>Relevant Policies in the adopted CTC AAP</b>	<ul style="list-style-type: none"> <li>• Policy TC11 General Design;</li> <li>• Policy TC12 High Street Character Area;</li> <li>• TC13 The Public Realm.</li> </ul>

### Draft Objectives for Design Policies

**8.9** The following table sets out the draft objective for heritage and design in the Issues and Options/Preferred Approach consultation draft Local Plan.

<b>Objective J</b>	To conserve and enhance the Borough’s built environment and heritage assets, both designated and non-designated.
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### Policy Approaches to Design and Character

**8.10** The preferred Policy approach and an alternative approach to design and character are set out below. The preferred approach sets out a series of policies which seek to ensure the delivery of high quality development that promotes safe and sustainable living and enhances local character and distinctiveness. The Council will use the Design Panel Review process on

<sup>49</sup> <http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

housing schemes in excess of 50 dwellings (gross) and any other developments where the new floor area exceeds 10,000 sq m (gross).

### Preferred policy approach to design

The aim of this policy approach is to have an overarching **Design** policy which requires new development to:

- Encourage efficient use of land;
- Include high-quality design that respects the character and appearance of the local area, taking account of any relevant designations;
- Have consideration for residential amenity, including privacy, outlook (overbearing impact), daylight and sunlight;
- Ensure that adequate curtilage development, including amenity space, outbuildings, hardstanding, bike and waste storage and boundary treatments can be accommodated without detriment to character and amenity. Waste storage should be designed to allow accessibility by refuse vehicles.
- Promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy;
- Incorporate measures that reduce the possibility of crime and fear of crime;
- Facilitates provision of IT and other communications technology to allow for flexible working practises;
- Demonstrate how sustainable construction standards and techniques have been incorporated into their design. Major commercial developments over 1,000 sq m gross floor space will be required to meet BREEAM 'very good' standard overall (or any future national equivalent) and BREEAM 'excellent' standard for water consumption (or any future national equivalent);
- Provides roads to adoptable standards;
- Provides drainage to adoptable standards;
- Demonstrate that the requirements of this Policy and Supplementary Planning Documents and Guidance have been taken into consideration in the design of development.

### Alternative approach to design



- Retain existing Core Strategy and Development Management Policy DM9. This is not considered to be a suitable option as the Policy lacks detail. The Policy also references the Code for Sustainable Homes and is therefore out of date.

#### Preferred policy approach to space standards:

Having a **Space Standards** policy which requires new homes to as a minimum:

- Meets the Governments nationally described space standards.

#### Alternative approach

- No Policy – there is no requirement to have a space standard Policy and we cannot implement our own locally derived space standards policy. Evidence indicates that we should adopt the nationally described space standards.

#### Preferred policy approach to sustainable water use

Having a **Sustainable Water Use** policy which requires new homes to:

- Meet water efficiency standards of 110 litres per person per day;
- Make use of grey water technology;
- Provide opportunities for collection of rainwater.

#### Alternative approach

- No Policy – rely on lower water efficiency standards required by building control. The Hart, Rushmoor and Surrey Heath Water Cycle Study indicates that Surrey Heath lies within a water stressed area where a standard of 110 litres per day would be appropriate.

#### Preferred policy approach to trees

Having a **Trees** policy which requires new development to:

- Ensure that development does not result in the loss of, or have a negative impact on, ancient woodland, ancient and veteran trees and trees that make a positive contribution to the wooded character of the Borough;
- Include proposals for the successful implementation, maintenance and management of landscape and tree planting schemes.

#### Alternative approaches

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy.
- Integrate trees into the overarching design policy. This would have a similar effect to the above, but may make the Local Plan harder to navigate.

### Preferred policy approach to parking and highway safety

Having a **Parking and Highway Safety** policy which requires new development to:

- Provide safe and suitable access arrangements for all potential users;
- Provide an on-site movement layout compatible for all potential users;
- Incorporate accessible waste collection points;
- Incorporate electric charging points;
- To provide new locally set parking standards for Surrey Heath.

### Alternative approaches

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy;
- To retain Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies DPD. This would provide less detail than set out in the above Policy;
- Provide parking provision in accordance with Surrey County Council standards that takes account of guidance contained within the Residential Design Guide Supplementary Planning Document;
- To integrate parking and highways into an overarching transport infrastructure policy. This would have a similar effect to the above, but may make the Local Plan harder to navigate;

### Preferred policy approach to shopfronts and advertisements

Having a **Shopfronts and Advertisements** policy which requires new development for shopfronts and advertisements to:

- Ensure that the scale, design, colour, number and illumination of advertisements respect the character and appearance of the local area, including Conservation Areas;
- Ensure that the design of shopfronts, including blinds, canopies and shutters respect the character of the area, including Conservation Areas;
- Ensure that the premises are accessible.

### Alternative approach to Shopfronts and Advertisements

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy. This may not safeguard character.

## Questions

**8.11** The Council would welcome your comments on the preferred approaches as well as any other approaches that should be taken in relation to design in the Borough:

**Question 1**

Do you agree with the preferred policy approaches to addressing design in Surrey Heath?

If not, please specify why (including any alternative policy approach).

**Question 2**

Do you consider that the Council should require new development to meet the nationally described space standards?

If not, please specify why (including any alternative policy approach).

**Question 3**

Do you consider that the Borough needs its own vehicular parking standards?  
If not, please specify why (including any alternative policy approach).

## HERITAGE

**8.12** This section sets out the approach to the historic environment within Surrey Heath. The historic environment can play a powerful role in shaping distinctive, vibrant and prosperous places. It has the potential to increase the wellbeing and quality of life of those experiencing it and can bring a sense of identity and civic pride to the places where people live and work. The historic environment has been shown to attract businesses and greater numbers of visitors to commercial areas when compared with areas not considered to have historic interest.

**8.13** Surrey Heath is home to 180 statutory listed buildings, 2 registered parks and gardens and 4 scheduled monuments, in addition to 9 Conservation Areas. The Council has also identified over 200 heritage assets which are not statutory listed, but that are locally valued for their historic or architectural interest.

**8.14** Together these heritage assets make up the historic environment of Surrey Heath; our recognition and consideration of their individual and cumulative heritage significance makes tangible the unique set of historical influences that have shaped the Borough, including its heathland environment, military use, its nursery industries and its location on the London to Lands' End coaching road (the A30). Together, these provide a distinctive identity that is unique to Surrey Heath that should be preserved and enhanced to ensure that the Borough remains a vibrant and prosperous place to live and work.

### National Policy Context

**8.15** In the preparation of this section, regard has been had to Section 12 (Paragraphs 126 – 141) of the National Planning Policy Framework (NPPF) 2012, which sets out the Government's approach to heritage assets. Heritage assets are defined by the NPPF as:

*'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'*

**The national policies relating to heritage are available to view in more detail in the online version of the Government's National Planning Policy Framework<sup>50</sup>.**

### Sub Regional Context

**8.16** The NPPF, 2012, requires local planning authorities to either maintain or have access to a Historic Environment Record (HER). The Surrey HER is held by Surrey County Council and provides an index of all heritage assets known within the county.

### Local Strategies and Evidence

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<sup>50</sup> The National Planning Policy Framework is available to view at: <https://www.gov.uk/guidance/national-planning-policy-framework>

**8.17** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy, which covers the period 2017 – 2021. One of the Strategies key themes is 'prosperity'. The Council's principal objective in relation to 'prosperity' is to support and promote the Boroughs local economy so that people can work and do business across Surrey Heath. This will be achieved by promoting Surrey Heath as a great place to live and work. Heritage has the capacity to help promote Surrey Heath as a great place to live and work by giving the Borough a unique identity that will make the Borough attractive to investors. Heritage also has the capacity to contribute to the objectives of 'place' and 'people' by encouraging high quality design and enhancing wellbeing and quality of life.

**8.18** The Council's Economic Development Strategy recognises the potential of heritage to help the Council deliver its strategic economic objectives. Objective one of the Economic Strategy seeks to create a sustainable place to live, work, shop and play by transforming Camberley, nurturing thriving villages and stimulating the visitor and creative economy. By preserving and enhancing the heritage that makes the Borough unique, the Borough's places and spaces can remain vibrant and prosperous by giving visitors a unique experience that cannot be found elsewhere. Creative and cultural industries are 29 per cent more likely to be found in a listed building than in a non-listed building in England (HLF 2013)<sup>51</sup>. Objective 3 of the Economic Strategy recognises that the Borough's military heritage is a key component of the local economy.

**The Economic Development Strategy is available to view online<sup>52</sup>.**

**8.19** Surrey Heath is home to many heritage assets, including 180 statutory listed buildings, 2 registered parks and gardens and 4 scheduled monuments, in addition to 9 Conservation Areas, including:

- Bagshot Village;
- Bagshot Church Road;
- Bagshot Park;
- Basingstoke Canal;
- Chobham Village;
- RMA (Former) Staff College/London Road, Camberley;
- Upper Gordon Road to Church Hill, Camberley;
- Windlesham (Church Road); and,
- Windlesham (Updown Hill).

**8.20** The Borough also accommodates a number of heritage assets that are not recognised for their historic significance at a statutory level, but that are valued locally for the contribution they make to the distinct character and heritage of the local area. The heritage value of many of

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<sup>51</sup> New Ideas Need Old Buildings (HLF 2013) available at: <https://www.hlf.org.uk/about-us/news-features/new-ideas-need-old-buildings>

<sup>52</sup> The Surrey Heath Economic Development strategy – <http://www.surreyheath.gov.uk/business/economic-development/economic-development-strategy>

these structures is recognised through their inclusion on the Council's List of Structures of Local Significance, also known as the 'local list'.

**8.21** However it is also recognised that there are heritage assets within the Borough that may not currently be designated, either because their significance has only recently been revealed or has never been formally considered. Where the significance of a heritage asset is not properly understood, it's architectural, historical, archaeological or artistic interest is at greater risk of erosion or loss through alteration or change. As such resources are irreplaceable, poorly considered or poorly intentioned change poses a risk to the historic environment within Surrey Heath.

**8.22** To address this issue, the Council is currently undertaking a programme of assessment and review of the local list. It is also proposing to prepare a Heritage Strategy to provide a positive strategy for the management of the Borough's heritage. This will identify groupings of heritage assets which contribute to the local distinctiveness of the Borough, describe any emerging key themes, identify any vulnerabilities and opportunities for the management of the Borough's historic environment and make recommendations to enable the significance of the Borough's heritage assets to be robustly accounted for as part of any future development management decisions.

The following policies will be replaced in the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted CSDMP DPD 2012</b>	<ul style="list-style-type: none"> <li>• Policy DM17 'Heritage'</li> </ul>
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#### Draft Objectives for Heritage Assets Policies

<b>Objective J</b>	To conserve and enhance the Borough's built environment and heritage assets, both designated and non-designated.
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#### Policy Approaches to Heritage Assets

**8.23** The preferred policy approach and alternative approaches to Heritage are set out below.

<b>Preferred policy approach to heritage assets</b>	
Having a <b>Heritage Assets</b> policy that would address:	
<ul style="list-style-type: none"> <li>• The need to conserve and enhance heritage assets, including undesignated heritage assets, in line with their significance;</li> <li>• The requirement for developers to provide a Heritage Statement for any schemes that will affect, or that have potential to affect designated and</li> </ul>	

undesigned heritage assets, including what the expectations will be for the Heritage Statement.

- The need for schemes affecting archaeological sites to submit desk-based assessments.
- That where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the asset will not be taken into account.

#### **Alternative approaches to heritage assets**

- Retain Core Strategy and Development Management DPD Policy DM17. This would provide less detail than set out in the above Policy;
- Have a suite of heritage asset policies dealing with each type of heritage asset. This may have a similar effect to the above, but could lead to repetition between Policies;
- To have two heritage asset policies addressing designated heritage assets and undesigned heritage assets. This may have a similar effect to the above, but could lead to repetition between Policies.

#### **Preferred policy approach to the loss of heritage assets**

Having a Policy addressing the **Loss of a Heritage Asset**, which will address:

- That any proposed demolition of a designated or undesigned heritage asset or part thereof will only be permitted where it is considered that the proposal will not have a detrimental impact upon the significance of the heritage asset.
- That the more significant a heritage asset is, the greater the weight that will be applied to the retention of the asset in decision making;
- The loss of nationally designated heritage assets should be wholly exceptional;
- The information requirements expected to be provided where an application is submitted for demolition or partial demolition of a heritage asset;
- That in considering the acceptability of any scheme proposing demolition or partial demolition, the Council will consider the condition of the heritage asset, the adequacy of efforts to retain the asset and the public benefits arising from demolition.

#### **Alternative Approach to the loss of heritage assets**

- No Policy – rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy.

## **Questions**

**8.24** The Council would welcome your comments on the preferred approaches as well as any other approaches that should be taken in relation to heritage in the Borough:

**Question 1**

Do you agree with the preferred policy approach to addressing heritage assets in Surrey Heath?  
If not, please specify why (including any alternative policy approach).

**Question 2**

Do you agree that the Council should introduce a Heritage Strategy? If so, what should it include?



# LOCAL AREA POLICIES



## 9 LOCAL AREAS

### Introduction

9.1 This section of the Issues and Options document sets out approaches to place specific policies for local areas within the Borough. This approach reflects the spatial strategy for the Borough. Development will need to have regard to general policies set out in the Local Plan as well as any site specific policies and local design guides.

### National Policy Context

9.2 The National Planning Policy Framework (NPPF), 2012, (Para 56) recognises the need for Local Plans to include policies on design and to promote or reinforce local distinctiveness (Para 60).

**The national policies relating to design and character are available to view in more detail in the online version of the Government’s NPPF<sup>53</sup>.**

9.3 National Planning Practice Guidance recognises the importance of good design and the role planning plays in promoting local character.

### Local Strategies and Evidence

9.4 The preferred policy approach would support the objectives set out in Surrey Heath’s Five Year Strategy 2016-2021. One of the Council’s principle objectives is to promote high quality building and design. Local Area policies will help achieve this objective.

9.5 The following policies will be replaced in the New Local Plan (2016-2032)

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	<ul style="list-style-type: none"> <li>• CP3 Scale and Distribution of Housing</li> <li>• CP10 Camberley Town Centre</li> <li>• CP13 Green Infrastructure</li> <li>• DM9 Design Principals</li> <li>• DM17 Heritage</li> </ul>
<b>Relevant Policies in the Camberley Town Centre Area Action Plan</b>	<ul style="list-style-type: none"> <li>• TC14 London Road Block</li> <li>• TC15 Camberley Station</li> <li>• TC17 Pembroke Broadway (North)</li> <li>• TC18 Land East of Knoll Road</li> <li>• TC19 Former Magistrates Court</li> <li>• TC20 The Granary</li> </ul>

<sup>53</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

## Draft Objective for Local Area Policies

**9.6** The following table sets out the draft objective for Local Area policies in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective K</b>	To ensure that development provided within the Borough has regard to the local area.
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## Local Area Policies West of the Borough

**9.7** The west of the Borough covers the settlement areas of Bagshot, Camberley, Deepcut, Frimley, Frimley Green and Mytchett. In general new development is directed towards the west of the Borough as this is the most sustainable approach to accommodating growth, making the best use of infrastructure and services whilst respecting the character of the Borough. This section sets out approaches to local area policies for these settlements.

### Bagshot

**9.8** Bagshot lies in the north of the Borough between Camberley and the village of Windlesham. It lies in a prominent position on the A30. Bagshot still contains some of the character of an historic Surrey village, assisted by the domestic scale of the buildings in the centre and the heritage assets and a Conservation Area around its historic village centre. The Conservation Area extends into the northern end of Bagshot around Church Road. The Village contains a good mix of uses and will continue to play an important role as a district centre for local services, retail and employment. The recent Waitrose and other retail development at the junction of London Road and Waterers Way lies apart from the main retail centre and lies within land designated as Countryside beyond the Green Belt. The village centre is served by a railway station (Ascot to Guildford line) and local bus services. The A30 runs through Bagshot and concern has been raised by residents regarding peak time congestion on this route.

**9.9** Redevelopment of existing brownfield sites will provide the main opportunities for the provision of housing and employment whilst maintaining the gap between the settlement areas of Bagshot and Camberley. Bagshot's eastern defined settlement boundary is bordered by the Green Belt. Land to the north of the A30 is within the Thames Basin Heaths Special Protection Area 400m buffer zone and as such this restricts the provision of general housing in this area.

**9.10** The Windlebrook flows through Bagshot and some areas of Bagshot are affected by flooding, lying within Flood Zones 2 and Flood Zones 3.

## Preferred Local Area Policy Approach for Bagshot

The preferred approach seeks to ensure that new development within Bagshot respects and enhances the character of the historic settlement. The approach also seeks to take into account recent changes in Bagshot by having local area policies that:

### Housing

- Allocates Woodside Cottage as a housing site for circa 40 dwellings
- Allocates Land at Half Moon Street as a mixed use site, including circa 47 dwellings
- Ensures other development sites that may come forward reflect the historic character of Bagshot both within and adjacent to the Bagshot Village and Church Road Conservation Areas
- Ensures development along the A30 to provide opportunities to enhance the A30 Green Corridor by the use of appropriate landscaping

### Retail and Employment

- Amends the settlement boundary to bring the retail development at London Road and Waterers Way (Waitrose, Cotswold Outdoor and Pets at Home) into the settlement area
- Sets the Primary and Secondary retail boundaries in Bagshot District Centre to reflect the most recent assessment of retail provision

### Green Spaces

- Allocates the following Green Spaces:
- Open space, School Lane
- Cemetery, Chapel Lane
- Open Space, St Marys Gardens
- Land East of Freemantle Road
- Land South of Whitmoor Road
- Open Space, Waggoners Hollow
- Open Space, Hawkesworth Drive
- Playspace, Freemantle Road
- Playing Fields, Bagshot County First School
- Woodland, Notcutts Nursery/Woodside Cottage
- Pond, Church Road
- Open Space, Yaverland Drive (East)
- Open Space, Yaverland Drive (West)
- Playing fields, Connaught Middle School
- Bagshot Playing Field
- Notcutts SANG
- Bagshot Allotments

### Transport

- Promotes traffic calming measures within Bagshot Village Centre
- Requires travel plans for all new major development to help reduce congestion on the A30

Development will also need to have regard to the relevant general policies in the Local Plan, including policies on shopfront and signage design and to the Residential Design Guide Supplementary Planning Document.

#### Alternative Approach to Policies for Bagshot

To only rely on the relevant general policies set out in the Local Plan.

## Camberley

**9.11** Camberley is the largest settlement within the Borough. It lies just beyond the Green Belt. Until the early 1800's the area now occupied by Camberley Town Centre and its surroundings was heathland and farm land. In 1862 the Staff College was established in the grounds of the Royal Military College and in order to accommodate the growth of shops and housing to serve the Staff College a basic street pattern was laid out, this was the beginning of the current centre. Camberley is home to the Royal Military Academy and the town retains close links with the military and its heritage. Camberley is the major retail and employment area in the Borough. Surrey Heath Borough Council has been working with the MOD through the One Public Estate Programme to look at development opportunities which may arise at the Staff College site.

**9.12** Camberley is served by a train station (Ascot to Guildford line) and by a regular bus service to Farnborough and Aldershot. There are also bus services to Bracknell, Guildford, Woking and Yateley.

**9.13** Camberley is identified as a Step up Town by the Enterprise M3 Local Economic Partnership (LEP), which means it has the potential for growth through a series of interventions, including housing, employment and retail growth.

**9.14** Camberley contains Strategic Employment Areas, including strategic sites at Watchmoor Business Park, Admiralty Way Business Park and Yorktown, Industrial Estate and Locally Important Employment Areas at Bridge Trade and Industrial Park, St George's Industrial Estate and Helix Business Park.

**9.15** Camberley has scope for residential development and this will be primarily through the redevelopment of existing brownfield sites. Much of the land to the north of the A30 is affected by the Thames Basin Heaths Special Protection Area 400m buffer zone and as such this restricts the provision of general housing in this area.

**9.16** Outside of Camberley Town Centre there are neighbourhood parades at the Old Dean, London Road/Frimley Road junction and the Watchetts parade in Frimley Road. The number of retail and associated uses in Watchetts (Frimley Road) indicate that it should now be considered as a Local Centre.

**9.17** The A30 runs through Camberley and the area between the Meadows Gyratory and New Southern Road does not serve as an attractive gateway to Camberley. There are however a number of opportunity areas along this corridor which could be identified as mixed use regeneration areas. Development briefs will be produced for these areas. There are also opportunities to improve the Green Corridor along the A30.

### **Preferred Local Area Policy Approach for Camberley**

The preferred approach seeks to ensure that new development within Camberley respects the character of Camberley whilst identifying areas of opportunity which could come forward through the lifetime of the Local Plan by having local area policies that:

#### **Housing**

- Allocates the Adult Education Centre in France Hill Drive as a housing site for circa 45 dwellings
- Ensures other development sites that may come forward reflect the character of the area
- Seeks development along the A30 to provide opportunities to enhance the A30 Green Corridor by the use of appropriate landscaping

#### **Retail and Employment**

- Sets the boundaries of the Strategic Employment Areas and Locally Important Employment Areas
- Designates Watchetts shopping parade, Frimley Road, as a Local Centre

#### **Green Spaces**

- Allocates the Following Green Spaces:
- Recreation Ground, Bracknell Road
- Playing Field, Cordwalles School Junior School
- Entrance to Wellington Park
- Frimley Hall Hotel, Lime Avenue
- Playing Fields Camberley Co First School (Camberley Infant and Nursery School), France Hill Drive
- Allotments, Brook Road
- Allotments, Crabtree Road
- Playspace, Orchard Way
- Playspace, Bain Avenue
- Watchetts Recreation Ground

- Playing Field, Watchetts School
- Cricket Ground, Kingsley Avenue
- Playing Fields, Kings International, Watchetts Drive
- Playing Fields, Priors Heath Infant School, Priors Road
- Southcote Park, Portsmouth Road
- Open Space, Iberian Way
- Crabtree Park, Crabtree Road
- Open Space, Caesars Camp Road
- Krooner Park, Krooner Road
- Kings Crescent, Kings Ride
- Tekels Park, Tekels Avenue
- Open Space, Highlands Road
- Playing Fields, Collingwood College, Kingston Road
- Crawley Ridge Junior School, Crawley Ridge
- Recreation Ground, Grand Avenue
- Playing fields Bristow Infant and Nursery School
- Open Space within Wellington Park
- Allotments, Barossa Road
- Open Space, Deanside
- Open Space Martell Close
- Open Space Peninsular Close
- Open Space south of Clarence Drive
- Diamond Ridge Woods SANG
- Barossa recreation ground
- Watchmoor Reserve
- Open space, Upland Road
- Riverside way open space

### **Transport**

- Requires travel plans for all new major development to help reduce congestion on the A30/ Frimley Road
- Seeks improvements to the London Road / Frimley Road junction

### **Opportunity Areas**

- Identifies the following areas as opportunity areas for mixed use developments, including housing, and potential highway improvements
- Land at 443-487 London Road, including possibilities to improve the Bracebridge Link to the rear.
- Land at 357-369 London Road and 1-13 Frimley Road, including possibilities for rear access and improvements to the junction of London Road and Frimley Road
- Development briefs will be produced for these areas

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and the Western Urban Area Character Supplementary Planning Document.

## **Alternative Approach to Policies for Camberley**



To only rely on the general policies set out in the Local Plan

## Camberley Town Centre

**9.18** Camberley Town Centre is identified as a secondary regional centre and is the principal shopping centre in Surrey Heath. Surrey Heath Borough Council is now a major landowner in the town centre and owns The Square and the area known as the London Road Block. A £7million refurbishment of The Square is being undertaken and proposals for the redevelopment of the London Road Block are in progress. The Council has been awarded a £3.5 million grant from the Local Enterprise Partnership for improvements to the public realm in Camberley Town Centre.

**9.19** The boundary of the town centre is drawn hard up against the residential area to the west. The London Road (A 30) to the north and the railway line to the south form logical physical boundaries to the Town Centre. The northern boundary includes properties around the Knoll Road junction that may be affected by any future highway improvements. The boundary to the east includes the former St Tarciccius school site which has now been developed for housing.

**9.20** The Camberley Town Centre Area Action Plan (AAP) adopted in 2014 sets out policies for the Town Centre. It is proposed that these policies, with amendments to reflect the most up to date information on sites, are carried forward into the new Local Plan.

**The Camberley Town Centre AAP is available to view on the Council's website.**<sup>54</sup>

### Preferred Local Area Policy Approach for Camberley Town Centre

The preferred approach seeks to carry forward policies in the Camberley Town Centre Area Action Plan by having a policy that:

#### Housing

- Allocates the following sites for housing or mixed use development
  - Ashwood House for up to 116 dwellings
  - London Road Block for circa 336 dwellings
  - Land East of Knoll Road for circa 100 dwellings
  - Camberley Station for at least 60 dwellings
- Ensures other development sites that may come forward reflect the character of the area, in particular the Victorian and Edwardian character of the High Street,
- Seeks development along the A30 to provide opportunities to enhance the A30 Green Corridor by the use of appropriate landscaping

<sup>54</sup> The Camberley Town Centre Area Action Plan, 2014 - <http://www.surreyheath.gov.uk/CamberleyTownCentreAAP>



### **Retail and Employment**

- Sets the Primary and Secondary retail boundaries in Camberley Town Centre
- Sets out a shop frontage and signage policy to reflect the character of the Town centre
- Sets out a policy for the High Street Character Area
- Sets out a general design policy for the Town Centre
- Sets out a policy for public realm improvements
- Sets out a policy to retain business floorspace
- Sets out a policy for potential uses on rear service roads

### **Leisure and Culture**

- Sets out a policy which seeks to retain leisure and community uses and facilities

### **Green Spaces**

- Allocates the following Green Space:
- Camberley Park

### **Transport**

- Promotes pedestrian priority in Camberley High Street
- Improves pedestrian routes between Pembroke Broadway and Princess Way, Pembroke Broadway and the rail station, between High Street and Knoll Road and connections to Camberley Park from Knoll Road and Portesbery Road
- Seeks improvements to Camberley station as part of any station redevelopment scheme.
- Supports the A30 improvements at the Meadows and the following Junctions
- Junction of London Road with Knoll Road and Kings Ride, Junction of London Road with Park Street, Junction of Knoll Road and Portesbery Road, Junction of High Street with Portesbery Road
- Supports Surrey County Council's Gold Grid bid in respect of improvements to bus transport to improve accessibility to the Town Centre

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and the Western Urban Area Character Supplementary Planning Document.

### **Alternative Approach to Policies for Camberley Town Centre**

To not carry forward the policies in the Camberley Town Centre Area Action Plan (AAP) and retain the AAP as a separate Development Plan Document.

## Deepcut

**9.21** Deepcut is a rural settlement located southeast of Camberley. It lies on the Chobham Ridges, surrounded by woodland and heathland areas. Deepcut's character has been shaped by its strong military heritage, although the extent of the surrounding barracks has reduced since the mid-20<sup>th</sup> Century.

**9.22** The former Princess Royal Barracks in Deepcut has been identified in the current Local Plan (the Core Strategy) as the major strategic housing site in the Borough and will deliver some 1200 dwellings. It is now known as Mindenhurst. The site benefits from planning permission and an adopted Supplementary Planning Document to guide development. A number of design codes have also been approved for areas of the site. The proposed policy for Deepcut set out in the Housing section of this Issues and Preferred Options consultation reflects the most up to date approach to delivery. The Council will continue to work with the community and the developers in delivering this site.

**9.23** A Neighbourhood Forum has been established to develop a Neighbourhood Plan for Deepcut. The Neighbourhood Plan area does not include the former Princess Royal Barracks. The future development of Deepcut will be considered in the emerging Deepcut Neighbourhood Plan being produced by the Deepcut Neighbourhood Forum. The Neighbourhood Plan will need to be in conformity with the general strategic policy approach set out in the Local Plan.

### Preferred Local Area Policy Approach for Deepcut (Mindenhurst)

The preferred approach seeks to carry forward the strategic housing site at Princess Royal Barracks (Mindenhurst) by having a policy that:

#### Housing

- Carries forward the strategic housing site at Princess Royal Barracks (Mindenhurst) for circa 1200 dwellings and sets the Settlement Boundary around Mindenhurst

#### Retail and Employment

- Seeks opportunities for the provision of retail and employment uses at Mindenhurst to promote the regeneration of Deepcut Village Centre and possible expansion of the existing centre

#### Green Spaces

- Allocates the following Green Spaces:
- Woodland, Blackdown Road
- Playing Field, Blackdown Road
- Open Space, Dettingen Crescent
- Play Space, Suffolk Court

- Alma Dettingen Playing field

### **Transport**

- Carry forward the transport improvements required through the development of Mindenhurst.
- Promotes Travel Plans for all new development arising from Mindenhurst

Development will also need to be given to the Deepcut Supplementary Planning Document and to adopted design guides.

### **Alternative Approach to Policies for Deepcut**

To only rely on the general policies set out in the Local Plan.

## **Frimley**

**9.24** Frimley is contiguous with the settlement of Camberley. Together Frimley and Camberley form the largest urban area in Surrey Heath. Frimley originated as a small, rural heathland community located on the historic London to Portsmouth coach route. Frimley was expanded and redeveloped in the latter 20<sup>th</sup> Century, although areas of the settlements architecture and historical interest remain.

**9.25** Frimley is home to Frimley Park Hospital which is rated an outstanding hospital and is the Borough's largest employer. The hospital operates on a constrained site and to ensure the hospital can continue to meet the needs of its users it is proposed to work with the hospital to produce a development brief for the site.

**9.26** Frimley contains the Strategic Employment Areas of Lyon Way and Albany Park, Frimley Business Park and Sir William Siemens Square.

**9.27** Frimley High Street has benefited in recent years from an active Frimley Business Association. The High Street contains a good mix of uses and will continue to play an important role as a District Centre for local services, retail and employment.

**9.28** The High Street is dominated by traffic, including traffic using the High Street to access the A325 and A331. The Council considers there are opportunities to improve the public realm in Frimley High Street and to work with County on traffic management opportunities within the High Street. To this end the Council proposes that a Frimley High Street Development Brief be produced to consider issues including public realm improvements.

**9.29** Frimley is served by a railway station (Ascot to Guildford line) and local bus services.

**9.30** Frimley has scope for residential development and this will be primarily through the redevelopment of existing brownfield sites.

## Preferred Local Area Policy Approach for Frimley

The preferred approach seeks to ensure that new development within Frimley respects and recognises the character of the area and the opportunities for Frimley High Street by having local area policies that:

### Housing

- Ensures development sites that may come forward reflect the character of the area, including the area around the Grove and St Peter's church.
- Ensures residential developments in Frimley High Street should maintain the vitality of this area as a District Centre for retail and other associated uses

### Retail and Employment

- Sets the boundaries for the Strategic Employment Areas at Lyon Way, Albany Park, Frimley Business Park and Sir William Siemens Square, Frimley
- Sets the Primary and Secondary retail boundaries in Frimley District Centre
- Sets out a shop frontage and signage policy to reflect the character of the District Centre
- Sets out a public realm improvement scheme for Frimley High Street, including traffic calming measures
- Seeks a development brief for Frimley Park Hospital

### Green Spaces

- Allocates the following Green Spaces:
- Heatherside Recreation Ground, Cumberland Road
- Wellingtonia Avenue
- Balmoral Drive West
- Wood, Clewborough House School
- Open Space Middlemoor Road
- Allotments, Church Road
- St Peters Church Cemetery, Church Road
- Playing Field, Lakeside County Middle School, Alphington Ave
- Open Space Field Lane/Belvoir Close
- Tomlins Pond, Tomlinscote Way
- Open Space, Lakeland Drive
- Recreation Ground, Chobham Road
- Recreation Ground, Frimley High Street
- Open Space, Gilbert Road
- Open Space, Badgers Wood Drive
- Open Space, Holly Hedge Road
- Warren Wood, Warren Rise
- Play Space, Longmeadow
- Play Space, Evergreen Road/Hawthorn Road
- Open Space, Sheridan Road
- Playing Field, Heather Ridge School

- Open Space, Magurie Drive
- Open Space, Roxburgh Close
- Open Space, Amber Hill
- Open Space, Cheylesmore Park
- Open Space, Dawesmere Close
- Wood, Wendover Drive
- Open Space, Copped Hall Way
- Playing Field and Woodland, Carwarden House/Ravenscote Jr School Upper Chobham Road
- Camberley Heath Golf Course, Golf Drive
- Frimley Park, Frimley Road
- Wood, Tomlinscote School, Tomlinscote Way
- The Grove Primary School, Chobham Road
- St Augustines Catholic Primary School, Tomlinscote Way
- Clewborough SANG

#### **Transport**

- Promotes traffic calming measures within Frimley High Street
- Requires travel plans for all new major development to help reduce congestion on the area around the Toshiba Roundabout
- Recognises the need for improvements to the Toshiba Roundabout

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and Western Urban Area Character Supplementary Planning Document.

#### **Alternative Approach to Policies for Frimley**

To only rely on the general policies set out in the Local Plan

## **Frimley Green**

**9.31** Frimley Green is located to the south of the neighbouring settlement of Frimley. Whilst it is contiguous with the wider urban area of Frimley and Camberley, Frimley Green benefits from its own distinct identity at the village core, with a village green setting.

**9.32** Frimley Green is home to Frimley Lodge Park, a Council owned Green Flag Park which offers formal and informal recreational facilities and events. The Park allows accessibility to the Basingstoke Canal and there may be opportunities to improve access and usage of the Canal above its current use. There are also a number of lakes in the west of the settlement following gravel extraction. Areas of Frimley Green to the north and west of Frimley Green are affected by flooding from the River Blackwater and its tributaries and areas lie within Flood Zones 2 and 3.

**9.33** Frimley Green benefits from open green space at the centre of the village.

**9.34** Frimley Green is home to SC Johnson. Although the factory site no longer operates the site is still used for administrative purposes. If the site becomes available through the Plan period (2016-2032) then there are opportunities for mixed use redevelopment of the site.

**9.35** Frimley Green is identified as a Local Centre and has a range of shops and services.

**9.36** There is no rail service from Frimley Green, although the area is bisected by two rail lines. Land at Sturt Chord is still safeguarded as potential to provided future rail access from the Camberley line onto the Woking mainline.

**9.37** Frimley Green has scope for residential development and this will be primarily through the redevelopment of existing brownfield sites. To this end the Council considers that the previously developed site at Land West of Sturt Road, currently designated as Countryside beyond the Green Belt, is suitable to be allocated as a housing site in the new Local Plan.

#### **Preferred Local Area Policy Approach for Frimley Green**

The preferred approach seeks to ensure that new development within Frimley Green respects and recognises the character of the area and the opportunities for housing development in Frimley Green by having local area policies that:

##### **Housing**

- Allocates Land West of Sturt Road for a housing site for circa 100 dwellings
- Amends the settlement boundary to include this site within the settlement
- Ensures other development sites that may come forward reflect the character of the area, including the historic character of Frimley Green.

##### **Retail and Employment**

- Sets out that should the SC Johnson site become available that a development brief for a mixed use scheme will be produced.
- Sets out a shop frontage and signage policy to reflect the character of the Local Centre
- Sets the boundary of the Local Centre
- Developments in Frimley Green Local Centre should ensure the vitality of this area as a Local Centre for retail

##### **Green Spaces**

- Allocates the following Green Spaces:
- Johnsons Wax Grounds, Frimley Green Road
- Balmoral Drive East
- Allotments, Wharf Road
- Allotments, The Hatches
- Frimley Green Recreation Ground, Frimley Green Road
- Sandringham County First School, Sandringham Way

- Playing Fields, Frimley CE Middle School, Frimley Green Road
- Open Space, Hillside Crescent
- Frimley Lodge Park

### Transport

- Continues to safeguard Sturt Road Chord.
- Seeks improvement to cycle routes along the Basingstoke Canal
- Requires travel plans for all new major development to help reduce congestion

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and Western Urban Area Character Supplementary Planning Document.

### Alternative Approach to Policies for Frimley

To only rely on the general policies set out in the Local Plan.

## Mytchett

**9.38** Mytchett is located to the south of Frimley Green and is the most southerly settlement in Surrey Heath. The defining feature of Mytchett is the lakes and Basingstoke Canal. The Basingstoke Canal is identified as a Conservation Area. Areas of Mytchett lie within flood zones 2 and Flood Zone 3. Mytchett has a Neighbourhood Centre which is linear in nature. The Thames Basin Heaths Special Protection Area 400m buffer zone and the Farnborough Airport public safety zone impact on areas of Mytchett and limit opportunities for residential development. The Council considers that development at land at Waters Edge can be accommodated having regard to these constraints.

**9.39** There are two Mobile Home sites in Mytchett and these should be retained in this use to provide accommodation to meet this need.

**9.40** There are opportunities to improve access to the Basingstoke canal and to other water areas as a leisure opportunity and potential opportunities to improve the Sustrans cycle network along the Basingstoke Canal. Regard will need to be given to the Canal's Conservation Area status and to the Thames Basin Heaths Special Protection Area.

**9.41** Ash Vale is the nearest rail station and provides access to Woking and London Waterloo. North Camp station is also located nearby and provides services to Reading and Guildford.

### Preferred Local Area Policy Approach for Mytchett

The preferred approach seeks to ensure that new development within Mytchett

respects and recognises the character of the area and the opportunities for housing development in Mytchett by having local area policies that:

### **Housing**

- Allocates Land at Waters Edge Mytchett as a housing site for up to 150 dwellings
- Amends the settlement boundary to include this site within the settlement
- Ensures other development sites that may come forward reflect the character of the local area.

### **Retail and Employment**

- Sets the boundary of the Neighbourhood Centre

### **Green Spaces**

- Allocates the following Green Spaces:
- Open Space (north) Lynwood Drive
- Open Space (south) Lynwood Drive
- Grayswood Avenue
- Loman Road
- Playing Field, Mytchett Primary School, Whiteacres Road
- Coleford Bridge Road Lake
- Mytchett recreation ground
- Mytchett community centre
- Basingstoke Canal Centre
- Promotes possibilities for improved access to the Basingstoke Canal for recreation.

### **Transport**

- Supports improvements to the Basingstoke Canal towpath to encourage cycling and walking
- Requires travel plans for all new major development to help reduce congestion on the Mytchett Road

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and Western Urban Area Character Supplementary Planning Document.

### **Alternative Local Area Policy Approach for Mytchett**

To only rely on the general policies set out in the Local Plan.



## Questions

**9.42** The Council would welcome your comments on the above approaches to Local Area Policies as well as suggesting any other approaches the Council should take to in relation to Local Area Policies for the west of the Borough.

### Question 1

Do you agree with the preferred policy approaches to Local Area Policies in the west of the Borough?

Are there any issues not covered by the preferred approaches?

If not, please specify why (including any alternative policy approaches).

## Local Area Policies East of the Borough

**9.43** The east of the Borough covers the settlement areas of Bisley, Chobham, Lightwater West End and Windlesham. The settlements of Bisley, Lightwater and West End are located along the A322 corridor and development will need to ensure that the gaps between these settlements are maintained, along with gaps between Bisley and Knaphill and Bisley and West End. The east of the Borough is characterised by Green Belt, Countryside beyond the Green Belt and large areas of the Thames Basin Heaths Special Protection Area. There are limited opportunities for development. The reserve housing sites at West End and Windlesham have now come forward and will be developed over the plan period. Planning permissions are in place for both sites. This section sets out approaches to local area policies for settlements in the east of the Borough.

## Bisley

**9.44** Much of the village of Bisley lies within the Thames Basin Heaths SPA 400m buffer zone and as such opportunities for residential development are limited. Development will be primarily through redevelopment of existing sites. Areas of the Heathland extend into the settlement area and adjoin the village green. There are a small number of listed and locally listed buildings. Bisley has limited facilities within the Neighbourhood Parade with parts of the village centre lying outside of the settlement boundary.

**9.45** There is limited public transport. Brookwood Station in the neighbouring borough of Woking is the nearest rail station. The A322 divides the settlement area and the village green.

**9.46** Coldingley Prison is a category C training Prison in Bisley. The prison currently remains operational.

## Preferred Local Area Policy Approach for Bisley

The preferred approach seeks to ensure that new development within Bisley respects and recognises the character of the area by having local area policies that:

### Housing

- Ensures development sites that may come forward reflect the character of the area and Green Belt designation around the settlement area
- Ensures that the gap between Bisley and Knaphill and Woking is maintained
- Recognises opportunities for rural exception sites
- Sets out that much of Bisley lies within the 400m SPA buffer zone where no general residential development can be built. Some specialist residential development may be appropriate in this buffer zone.

### Employment and Retail

- Sets out that if during the Local Plan period (2016-2032) Coldingley Prison became available then a Development Brief will be produced for the site. The site is located within 400m of the Thames Basin Heaths SPA and as such general (C3) residential will not be an appropriate use. Recognises there are opportunities for a mix of local employment uses on the site.
- Ensures that the neighbourhood parade retains retail and other associated uses

### Green Spaces

- Allocates the following Green Spaces:
- Open Space Mainstone Road
- Open Space Arethusa Way
- Open Space Angelica Road
- Open Space, Pilgrims Way
- Playing Fields, Bisley of E School, Guildford Road
- Bisley football Club
- Queens Road Allotments

### Transport

- Considers opportunities to improve cycle access to Brookwood Station

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document.

## Alternative Approach to Policies for Bisley

To only rely on the general policies set out in the Local Plan.

## Chobham

**9.47** Chobham village is a historic settlement located in the east of the Borough. It is a washed over village in the Green Belt. Chobham Common, to the north of the village, is a Special Area of Conservation (SAC) and forms part of the Thames Basin Heaths SPA.

**9.48** Chobham Parish Council is developing a Neighbourhood Plan for Chobham. The future development of Chobham will be considered in the emerging Chobham Neighbourhood Plan. The Neighbourhood Plan will need to be in conformity with the general strategic policy approach set out in the Local Plan.

**9.49** The centre of the village is visually compact. The architectural and heritage interest of the village can be seen in the concentration of listed buildings on each side of the High Street and the conservation area. This is an unique feature within Surrey Heath. Chobham's listed buildings include the Grade I Listed Church of St Lawrence.

**9.50** Some areas of Chobham are at risk of flooding, in particular from the Millbourne, and parts of the Parish are covered by Flood Zone 2 and 3 designations.

**9.51** The High Street is designated as a Local Centre for retail and associated uses.

**9.52** Chobham Parish has a number of garden nurseries within the Green Belt. Some of these nurseries have areas of previously developed land (PDL) and there may be limited scope to redevelop these PDL areas subject to the impact of redevelopment on the openness of the Green Belt.

**9.53** Fairoaks Airport lies within Chobham any future development at this airport should be guided by an overall development brief/masterplan for the area.

**9.54** Chobham is served by limited public transport. Woking is the nearest main line rail station, although Longcross offers limited services into London at peak times.

### Preferred Local Area Policy Approach for Chobham

The preferred approach seeks to ensure that new development within Chobham respects and recognises the character of the area by having local area policies that:

#### Housing

- Ensures development sites that may come forward reflect the historic character of the area and Green Belt designation
- Recognises the character of Valley End/ Brickhill
- Recognises opportunities for rural exception sites

#### Employment and Retail

- Sets out that development at Fairoaks Airport should be guided by a development brief/ masterplan.
- Designates the Eli Lilley site as a Strategic Employment site and sets the site boundary having regard to its Green Belt location
- Ensures that the Local centre retains retail and other associated uses
- Ensures shopfronts reflect the historic character of the High Street

### **Green Spaces**

- Allocates the following Green Spaces:
- Wishmore Cross Academy, Alpha Rd
- Recreation Ground, Windsor Road
- Chobham Meadows
- Chobham Recreation Ground
- Chobham Cemetery
- Chobham Cricket ground
- Broom Lane allotments
- Red Lion Allotments

### **Transport**

- Considers opportunities to improve cycle access to Woking

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document.

### **Alternative Approach to Policies for Chobham**

To only rely on the general policies set out in the Local Plan.

## **Lightwater**

**9.55** Lightwater is located at the centre of the Borough and is surrounded by countryside to the south and west and the Green Belt lies to the north and east. Lightwater is home to Lightwater Country Park. The area of heathland within the Country Park has been designated a Site of Special Scientific Interest (SSSI) and is also part of the Thames Basin Heaths Special Protection Area. The Country Park is therefore an area of high nature conservation value. A Village Design Statement Supplementary Planning Document has been adopted for Lightwater.

**9.56** Much of the village of Lightwater lies within the Thames Basin Heaths SPA 400m buffer zone and as such opportunities for residential development are limited. Development will primarily be through redevelopment of existing sites.

**9.57** The Windlebrook forms part of the eastern boundary and flood zones 2 and 3 affect some of the countryside surrounding Lightwater.

**9.58** Lightwater is identified as a Local Centre in terms of retail and associated uses. The Local Centre is located outside of the Thames Basin Heaths Special Protection Area.

**9.59** Lightwater is served by limited public transport. Bagshot is the nearest rail station

### **Preferred Local Area Policy Approach for Lightwater**

The preferred approach seeks to ensure that new development within Lightwater respects and recognises the character of the area by having local area policies that:

#### **Housing**

- Ensures development sites that may come forward reflect the character of the area and the Green belt designation to the north and east
- Ensures that the gaps between Lightwater and Windlesham and Lightwater and Bagshot are maintained

#### **Employment and Retail**

- Ensures that the Local Centre retains retail and other associated uses

#### **Green Spaces**

- Allocates the following Green Spaces:
- Recreation Ground, Broadway Road
- Open Space, Corbett Drive
- Open Space, Lightwater Meadow
- Playing Fields, Hammond Middle School
- Recreation Ground, Briar Avenue
- Open Space, Burdock Close
- Open Space, Ivy Drive
- Lake, Lightwater Gardens
- Lightwater Leisure Centre
- Lightwater Country Park
- Lightwater Cemetery

#### **Transport**

- Considers opportunities to improve existing access to Bagshot Station.

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and the Lightwater Village Design Statement Supplementary Planning Document.

### **Alternative Approach to Policies for Lightwater**

To only rely on the general policies set out in the Local Plan.

## West End

**9.60** The main village of West End is focussed around the A322 with Donkey Town located to the west of the main village. A Village Design Statement Supplementary Planning Document has been adopted for West End.

**9.61** The majority of the reserve housing site in West End has now been granted planning permission and development has commenced on parts of this site. The site currently lies in Countryside beyond the Green Belt and it is proposed to extend the settlement boundary to include the site. This is to ensure a strong settlement boundary to this area of West End.

**9.62** West End Common forms a large part of West End and much of the Common is used as military ranges. The Common forms part of the Thames Basin Heaths SPA and areas of West End lies within the Thames Basin Heaths SPA 400m buffer zone and as such opportunities for residential development are limited.

**9.63** There is close proximity between West End and Bisley and the gap between these areas should be maintained.

**9.64** Some countryside areas are affected by flooding from the Trulley Brook.

**9.65** West End has a Neighbourhood Parade which is located in Gosden Road, although there are also some services located at the junction of the High Street, Streets Heath and the A322 Guildford Road.

**9.66** West End is served by limited public transport. The nearest train station is Brookwood.

### Preferred Local Area Policy Approach for West End

The preferred approach seeks to ensure that new development within West End respects and recognises the character of the area by having local area policies that:

#### Housing

- Amends the settlement boundary of West End to include the West End reserve site
- Ensures development sites that may come forward reflect the character of the areas of West End and Green Belt designation around the settlement areas
- Recognises opportunities for rural exception sites

#### Employment and Retail

- Ensures that the Neighbourhood Parade retains retail and other associated

uses

### **Green Spaces**

- Allocates the following Green Spaces:
- Open Space, Bolding House Lane
- Open Space Rosewood Way
- Land at Brentmoor road
- Allotments, Windlesham Road
- Allotments, Chobham Road
- Parish recreation ground Benner Lane

### **Transport**

- Considers opportunities to improve cycle access to Woking

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and to the West End Village Design Statement Supplementary Planning Document.

### **Alternative Approach to Policies for West End**

To only rely on the general policies set out in the Local Plan.

## **Windlesham**

**9.67** Windlesham has two separately defined settlement areas. The area based around Snows Ride is the more northerly of the two and is largely residential. The older settlement area is the more southerly Windlesham Village which contains the village's centre at Updown Hill which provides retail uses and local services.

**9.68** Windlesham Parish Council is developing a Neighbourhood Plan for Windlesham. The future development of Windlesham will be considered in the emerging Windlesham Neighbourhood Plan. The Neighbourhood Plan will need to be in conformity with the general strategic policy approach set out in the Local Plan.

**9.69** The reserve housing site at Heathpark Wood has now been granted planning permission. The site currently lies in Countryside beyond the Green Belt and it is proposed to extend the settlement boundary to include the site. This is to ensure a strong settlement boundary to this area of Windlesham.

**9.70** The area of Updown Hill is designated as a Conservation Area and there are a number of listed buildings within the Parish. There is also a Conservation Area at Church Road, which lies outside the settlement boundary.

**9.71** Windlesham is identified as a Local Centre in terms of retail and associated uses.

**9.72** Windlesham is home to two major employers, Eli Lilley and Fraser Nash.

**9.73** Windlesham is served by limited public transport. Bagshot is the closest rail station although nearby Sunningdale station has a more frequent service to London Waterloo and Reading.

### **Preferred Local Area Policy Approach for Windlesham**

The preferred approach seeks to ensure that new development within Windlesham respects and recognises the character of the area by having local area policies that:

#### **Housing**

- Amends the settlement boundary of Windlesham to include Heathpark Wood site
- Ensures development sites that may come forward reflect the historic character of the area and Green Belt designation around the defined settlement areas
- Recognises opportunities for rural exception sites

#### **Employment and Retail**

- Ensures that the Local Centre retains retail and other associated uses
- Ensures shopfronts reflect the historic character of the area
- Designates the Frazer Nash site as a Strategic Employment site and set the site boundary having regard to its Green Belt location.

#### **Green Spaces**

- Allocates the following Green Spaces:
- Open Space, Chertsey Road
- Open Space, Millpond Road
- Open Space, Bosman Drive
- Open Space, Donald Road
- Open Space, Windmill Field
- Windlesham Field of Remembrance
- Windlesham Cemetery

#### **Transport**

- Considers opportunities to improve cycle access to Woking

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document.

### **Alternative Approach to Policies for Windlesham**

To only rely on the general policies set out in the Local Plan.



## Questions

**9.74** The Council would welcome your comments on the above approaches to Local Area Policies as well as suggesting any other approaches the Council should take to in relation to Local Area Policies for the west of the Borough.

### Question 1

Do you agree with the preferred policy approaches to Local Area Policies in the east of the Borough?

Are there any issues not covered by the preferred approaches?

If not, please specify why (including any alternative policy approaches).

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# APPENDIX 1

## 10 APPENDIX 1

### Glossary of Terms

<b>Area Action Plan (AAP)</b>	<p>A Development Plan Document Plan for a specific area, such as the Camberley Town Centre AAP.</p>
<b>Affordable Housing</b>	<p>Defined as social rented, affordable rented and intermediate housing which is provided to eligible households whose needs are not met by the market.</p> <p>The NPPF (2012) defines affordable housing as “<i>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</i>”</p>
<b>Article 4 direction</b>	<p>A direction which withdraws automatic planning permission granted by the General Permitted Development Order.</p>
<b>Authority Monitoring Report (AMR).</b>	<p>An annual report which includes an update of how Local Plan policies are being delivered.</p>
<b>BREEAM</b>	<p>Building Research Establishment Environmental Assessment Method – is a method for assessing, rating and certifying the sustainability of buildings.</p>
<b>Brownfield Land Register</b>	<p>The Housing and Planning Act 2016 requires local authorities to prepare, maintain and publish a register of brownfield land. The register identifies previously developed sites in the Borough that have been assessed as being suitable for housing.</p>
<b>Community Infrastructure Levy (CIL)</b>	<p>A levy that local authorities can choose to charge on new developments in their area. The charges are based on formulae relating to the size and type of the new development, and money can be used to support development by funding infrastructure that</p>

	the Council, local community and neighbourhoods require.
<b>Conservation Area</b>	Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment.
<b>Core Strategy</b>	Forms the principal element of the Council's current Local Plan and is a Development Plan Document. It is a high level document containing the Council's long-term aspirations for the Borough, and policies to guide and manage development in Surrey Heath until 2028.
<b>Development Plan Document (DPD).</b>	The Town and Country Planning (Local Planning) (England) Regulations 2012 refers to these as the Local Plan. It is the main planning policy document produced by the Council and forms the statutory development plan for the area.
<b>District Centre</b>	A District Centre is a large group of retail shops, together with appropriate supporting non-retail facilities and services, which collectively form a coherent shopping centre. The retail emphasis in District Centres is on food and other convenience goods, though larger Centres can also support a wide range of comparison goods and other essential services.
<b>Duty to Co-operate</b>	A legal duty on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross-boundary matters
<b>Economic Strategy</b>	A development <i>strategy</i> to provide the overarching <i>strategy</i> for <i>economic</i> development in Surrey Heath.
<b>Employment Land Review</b>	A technical study that identifies employment land to meet the needs of the Hart, Rushmoor and Surrey Heath Functional Economic Area (FEA) over the local plan period.
<b>Enterprise M3 Local Enterprise Partnership (LEP)</b>	LEPs are partnerships between local authorities and businesses within a specific geographic area which play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs. The Enterprise M3 LEP covers North Hampshire and West Surrey, and includes Surrey Heath.
<b>Five Year Strategy</b>	The Council's Five Year Strategy sets out the approach to challenges in the Borough under the themes of Place, Prosperity, Performance and People. The Strategy forms the basis for the

	Council's Annual Plan.
<b>Flood Zones</b>	Flood Zones refer to the probability of river flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map. Flood Zone 1 is low probability; Flood Zone 2 is medium probability; Flood Zone 3a is high probability and Flood Zone 3b is functional flood plain where land has to be stored or flows at times of flooding.
<b>Functional Economic Area</b>	Considers the geographical extent of the local economy and its key markets. Local authorities need to be aware of the functional economic area within which they are located to understand their role in economic development terms within this wider geographic area.
<b>Green Belt</b>	In Surrey Heath, Green Belt refers to the Metropolitan Green Belt. The designation accounts for 44% of the land area of Surrey Heath.
<b>Green Infrastructure</b>	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities
<b>Government's standardised methodology</b>	A standardised approach set out by Government to determine the objectively Assessed housing needs of an area.
<b>Gypsies and Travellers</b>	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
<b>Gypsy and Traveller Accommodation Assessment (GTAA)</b>	An assessment of need in respect of the Gypsy and Traveller and Travelling Showpeople communities.
<b>Habitats Regulations Assessment (HRA)</b>	Also known as an 'Appropriate Assessment'. Used to assess the impacts of proposals and land-use plans against the conservation objectives of a European protected site and to ascertain whether it would adversely affect the integrity of that site.
<b>Heritage Asset</b>	Parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. They include designated heritage assets (such as listed buildings and conservation areas) and assets identified by the local planning

	authority during the process of decision-making or through the plan-making process.
<b>Housing Market Area</b>	The general area within which people most often move home. These typically cover the administrative areas of multiple councils.
<b>Infrastructure Needs Assessment</b>	Sets out the baseline of infrastructure in the Borough and forms the first part of developing an infrastructure needs study.
<b>Listed Building</b>	Buildings which are identified as having special architectural or historic importance and so are protected from demolition or inappropriate alteration or development by legislation and by planning policies. Protection also applies to certain other structures within the curtilage of Listed Buildings. The categories of listed buildings are: <ul style="list-style-type: none"> <li>· Grade I - buildings of exceptional interest</li> <li>· Grade II – buildings of special interest</li> <li>· Grade II* - buildings of more than special interest.</li> </ul>
<b>Local Centre</b>	A local centre offers a smaller range of facilities than those present in a District Centre. They play an important role in meeting the day-to-day shopping needs for communities.
<b>Local Development Framework (LDF)</b>	This is the name given to a portfolio of local planning documents that help guide and manage development. These include Development Plan Documents and Supplementary Planning Documents. The LDF also places a strong emphasis on having a sound and up-to-date evidence base.
<b>Local Development Scheme (LDS)</b>	The LDS sets out Surrey Heath Borough Council's programme for preparing future planning documents. It outlines what documents the Council will be working on and a timetable for the production of these documents.
<b>Local Plan</b>	A Local Plan document sets out the policies and site allocations which will form the basis for future land use planning and be used to determine planning applications. These documents are statutory documents accorded legal status under the Planning and Compulsory Purchase Act 2012.
<b>Locally Important Employment Site</b>	A site that is not considered to fulfil the function of a Strategic Employment Site but which is recognised for the important role it plays in servicing the local economy. Such sites are generally smaller employment sites that provide locations to support local businesses.
<b>Local Transport Plan</b>	A statutory document prepared by Surrey County Council to set out key transport issues across the County and to establish a series of

	objectives to address them, including a programme for achieving them. The document is submitted to the Department for Transport and can be used to secure funds to deliver local projects.
<b>Market Housing</b>	Private housing for rent or for sale, where the price is set in the open market.
<b>National Planning Policy Framework (NPPF)</b>	The NPPF sets out the Government's planning policies for England and how these are expected to be applied at the local level. Local Planning Authorities must take the content into account in preparing Local Plans and in decision making.
<b>Neighbourhood Centre</b>	A small-scale centre which can include a mix of small-scale retail and service uses to provide for the needs of the local community.
<b>Neighbourhood Forums</b>	Neighbourhood Forums are groups set up to represent their neighbourhood input into the planning process. The groups may meet regularly to discuss planning issues affecting the local area and provide an opportunity for community involvement. Such groups could be formed in response to a single issue or large scale planning application, or meet regularly as a recognised community group involved with the Borough Council in planning matters.
<b>Neighbourhood Planning</b>	Neighbourhood planning is a key part of the Localism Act. It gives local communities greater power to shape development by having a direct role in the development of planning policies at a local level. Within Surrey Heath, neighbourhood planning can be undertaken by Parish Councils or Neighbourhood Forums
<b>Permitted Development Rights</b>	Permitted Development Rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. They are subject to conditions and limitations.
<b>Planning Permission in Principle</b>	A type of permission that a Local Planning Authority may grant for housing-led development either on application or through identifying land in qualifying documents, such as Local Plans, Neighbourhood Plans or Brownfield Registers.
<b>Planning Practice Guidance (PPG)</b>	The PPG is a web based resource which contains guidance to supplement the NPPF. It was first published March 2014, and is regularly updated.
<b>Previously Developed Land</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and



	any associated fixed surface infrastructure.
<b>Primary Shopping frontage</b>	An area where retail development is concentrated. The extent of the primary shopping frontages will be set through the Local Plan process.
<b>Rural Exception Housing Site</b>	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
<b>Secondary retail frontage</b>	The secondary retail frontage includes some retail uses as well as a greater diversity of other uses, such as restaurants, cinemas and businesses. The extent of the secondary shopping frontages will be set through the Local Plan process.
<b>Self-Build and Custom Housebuilding Register</b>	The Self-Build and Custom Housebuilding Act 2015 places a duty on local councils in England to keep and have regard to a register of people who are interested in self-build or custom-build projects in their area. This register will help inform the Council of the level of demand for self-build and custom-build plots in Surrey Heath.
<b>Self-build/Custom Build</b>	Self-Build refers to projects where an individual or an association of individuals directly organises the design and construction of new homes. Custom build refers to projects where an individual or an association of individuals work with a specialist developer to deliver new homes.
<b>Settlement Boundary</b>	The boundary set in a Local Plan around settlements in the Borough.
<b>Sites of Special Scientific Interest</b>	Areas of special interest by reason of their flora, fauna, geological or physiological features. They are protected under the Wildlife and Countryside Act.
<b>Special Areas of Conservation (SAC)</b>	Special Areas of Conservation (SACs) are strictly protected sites designated under the EC Habitats Directive.
<b>Specialist Housing</b>	Housing specifically designated to meet the identified needs of older people and people with support needs. It can include extra care housing.
<b>Step up Town</b>	The Enterprise M3 Local Enterprise Partnership (LEP) sets out that

	a Step up Town is one that with the right investment, has the potential to contribute more to the economy.
<b>Statement of Community Involvement (SCI).</b>	The Statement of Community Involvement (SCI) sets out the Council's approach for involving the community in the preparation and revision of local development documents and planning applications.
<b>Strategic Employment Area</b>	Areas which contain sites that are considered to fulfil a strategic function within the Functional Economic Area (FEA).
<b>Strategic Environmental Assessment (SEA)</b>	Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes. In plan making it is usually incorporated into the Sustainability Appraisal document.
<b>Strategic Flood Risk Assessment (SFRA)</b>	A study that provides information on the probability of flooding from all sources, such as that from rivers, surface water, groundwater and sewers. The SFRA is used to ensure that, in allocating land or determining applications, development is located in areas at lowest risk of flooding.
<b>Strategic Housing Market Assessment (SHMA)</b>	A study to identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period. This also sets the Objectively Assessed Housing Need (OAHN) for the Housing Market Area (HMA).
<b>Strategic Land Availability Assessment (SLAA)</b>	<p>The primary purpose of the SLAA is to:</p> <ul style="list-style-type: none"> <li>• identify sites with the potential for housing;</li> <li>• assess how many homes they could provide; and</li> <li>• assess when they could be developed.</li> </ul> <p>The SLAA is an important evidence source to inform plan-making. It does not in itself determine whether a site should be allocated for housing development.</p>
<b>Suitable Alternative Natural Green Space (SANG)</b>	A specifically identified green space provided in areas where development could bring increased visitor pressure on Special Protection Areas (SPAs). SANGs are a central element of the Council's Avoidance and Mitigation Strategy for the Thames Basin Heaths SPA. They aim to reduce pressure on the SPA by providing attractive green spaces that people can use for recreation instead of the SPA.
<b>Supplementary Planning Document (SPD)</b>	These are documents that provide further information and additional detail to the policies within the Local Plan.

<b>Sustainability Appraisal incorporating a Strategic Environmental Assessment (SA/SEA)</b>	<p>A Sustainability Appraisal (SA) is a tool used to appraise planning policy documents in order to promote sustainable development. Social, environmental and economic aspects are all taken into consideration. Sustainability Appraisal (SA) is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act and the 2001/42/EEC European Directive.</p>
<b>Sustainable Drainage System</b>	<p>The term Sustainable Drainage Systems covers the range of drainage elements for managing surface water in a way which is more sympathetic to the natural and human environment than conventional below-ground drainage systems.</p>
<b>Thames Basin Heaths Special Protection Area (SPA)</b>	<p>A European designated site which has been identified as being of international importance for the breeding, feeding, wintering or migration of rare and vulnerable species of birds. The Thames Basin Heaths SPA includes areas of heathland across Surrey, Hampshire and Berkshire. All of Surrey Heath Borough lies within the 5km buffer zone of the SPA and also contains areas of the SPA itself.</p>
<b>Transport Modelling</b>	<p>Modelling undertaken by Surrey County Council on behalf of Surrey heath Borough Council to set out baseline traffic modelling and to model future requirements that may be necessary to meet the spatial strategy set out in a Local Plan.</p>
<b>Travelling Showpeople</b>	<p>Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.</p>
<b>Water Cycle Study</b>	<p>The three neighbouring local authorities of Hart District Council, Rushmoor Borough Council and Surrey Heath Borough Council have chosen to partner together to commission the preparation of a Water Cycle Study (WCS) establishing a framework for co-operation. The purpose of this joint partnership detailed WCS is to inform preparation of each of the local authorities' Local Plan as part of the evidence base, and will seek to ensure that future development does not have a damaging effect on the water environment across the study area.</p>
<b>Windfall Allowance</b>	<p>The predicted number of dwellings that may come forward each year on sites that have not been identified through the Local Plan process. Normally relates to previously developed sites in settlements.</p>

**Windfall Sites**

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.



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**Surrey Heath Local Plan 2016 – 2032  
Issues and Options with Preferred Approach Document**

**Sustainability Appraisal/  
Strategic Environmental Assessment  
Interim report**

'Great Place, Great Community, Great Future'









# Foreword

The Council is at the early stage of producing this new Local Plan and has produced a Regulation 18 Issues and Options/ Preferred Options Approach Consultation version to seek views on options for a number of topic areas.

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) are now an integral part of producing planning documents. The purpose of SA/SEA is to consider the likely economic, social and environment effects of implementing a plan or programme and any reasonable alternatives, taking into account the objectives and geographical scope of the plan or programme.

This SA/SEA Interim Report of the Issues, Options and Preferred Approach Local Plan Document is the second stage of SA/SEA. In essence this report will;

- Update the scoping information including, plans, policies and programmes, baseline data and trends, social, economic and environmental issues and problems and the Sustainability Framework;
- Test the Document's objectives against the SA/SEA objectives;
- Appraise, evaluate and predict the likely social, economic and environmental effects of the Document options (alternatives) against the Sustainability Framework;

This SA/SEA Interim Report is open to consultation from 4<sup>th</sup> June to the 16<sup>th</sup> July. It can be viewed online at <https://surreyheath.com/consult> and is available at the Council Offices in Knoll Road Camberley and in libraries throughout the Borough.

The Council would prefer that you respond to this document by making comments on <https://surreyheath.com/consult>.

Alternatively, hard copies will be made available at Surrey Heath Council Offices upon request. Comments can also be emailed to [Policy.Consult@surreyheath.gov.uk](mailto:Policy.Consult@surreyheath.gov.uk) or returned by post to:

Planning Policy and Conservation Team  
Surrey Heath Borough Council  
Surrey Heath House  
Knoll Road  
Camberley  
Surrey  
GU15 3HD

Please note, comments will be publicly available and cannot be treated as confidential and may be made available to others on request. The Council will not accept defamatory or racist comments.

All comments will be acknowledged and published. These comments will help the Council produce the next version of the Local Plan (the Pre-Submission version) due to be published in December 2018.

If you have any queries or require any further information please call the Planning Policy and Conservation Team on 01276 707100 or email [Policy.Consult@surreyheath.gov.uk](mailto:Policy.Consult@surreyheath.gov.uk).



# Contents

<b>1. Introduction &amp; Methodology</b>	<b>1</b>
<b>2. Updated Scoping Report</b>	<b>15</b>
<b>3. Developing &amp; Refining Options and Predicting Effects</b>	<b>113</b>
<b>4. Assessment of Topic Areas of Issues and Options Preferred Approach</b>	<b>116</b>
<b>5. Mitigation &amp; Monitoring</b>	<b>118</b>
<b>6. Next Steps</b>	<b>120</b>
<b>Appendix A: Local Plan Objective against Sustainability Objectives</b>	<b>122</b>
<b>Appendix B: Appraisal of Spatial Strategy and Presumption in Favour of Sustainable Development</b>	<b>123</b>
<b>Appendix C: Appraisal Matrices for Housing Options</b>	<b>131</b>
<b>Appendix D: Appraisal Matrices for Employment Options</b>	<b>150</b>
<b>Appendix E: Appraisal Matrices for Retail Options</b>	<b>153</b>
<b>Appendix F: Appraisal Matrices for Infrastructure Options</b>	<b>157</b>
<b>Appendix G: Appraisal Matrices for Environment Options</b>	<b>170</b>
<b>Appendix H: Appraisal Matrices for Green Belt and Countryside Options</b>	<b>179</b>
<b>Appendix I: Appraisal Matrices for Heritage and Design Options</b>	<b>192</b>
<b>Appendix J: Appraisal Matrices for Local Area Options</b>	<b>209</b>
<b>Appendix K: Appraisal Matrices of Employment, Housing and SANG sites</b>	<b>234</b>



## **List of figures and tables in the main section of this report**

Table 1-1	Stages of Sustainability Appraisal
Table 1-2	Stage A - Key Tasks
Table 1-3	Compliance with SEA Directive & Regulations
Table 1-4	Representation of SA/SEA Scoping Report
Table 2-1	Relevant Plans, Policies, Programmes and Sustainability Objectives
Table 2-2	Summary of Baseline & Future Trends
Table 2-3	Condition Status of SSSI units
Table 2-4	Overall Population of Surrey Heath, South East England
Table 2-5	Ethnicity in Surrey Heath, South East England
Table 2-6	Age Breakdown of Population by Number
Table 2-7	Population Density
Table 2-8	Life Expectancy
Table 2-9	Resident Populations Condition of Health
Table 2-10	Working Age Population
Table 2-11	Standard Occupation Classification Groups
Table 2-12	Vacancy Rates of Retail Uses in District & Local Centres
Table 2-13	Travel to Work Patterns
Table 2-14	Household Tenure by Type
Table 2-15	Carbon Dioxide Emissions per Year (tonnes) in Surrey Heath
Table 2-16	NO <sub>2</sub> exceedances in Camberley AQMA
Table 2-17	Total Household Waste Collected & Recycling Rates
Table 2-18	SA/SEA Objectives and Indicators
Table 3-1:	Appraisal Assessment Criteria for objectives, sites and options
Table 5-1:	Effects for Mitigation & Enhancement
Figure 1	Surrey Heath in its Wider Context
Figure 2	Geographic Extent of the Surrey Heath Local Plan
Figure 3	Ecological Designations in Surrey Heath
Figure 4	Water Framework Directive Catchments in Surrey Heath
Figure 5	IMD Distribution for Lower Super Output Areas in Surrey Heath
Figure 6	Office, Industrial and Retail Vacancy Rates in Surrey Heath
Figure 7	Cultural Heritage Designations in Surrey Heath
Figure 8	Environment Agency Flood Zones in Surrey Heath
Figure 9	Approximate Boundary of Camberley AQMA



# 1. Introduction & Methodology

## Sustainable Development

- 1.1 There are many definitions of sustainable development however the most common and widely accepted is that adopted by the World Commission on Environment and Development in 1987:

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

- 1.2 There is now an international commitment to achieving sustainable development. One of the means by which sustainable development can be achieved is through the land use planning process and particularly through the production of Local Plans.
- 1.3 The Government has set out a Sustainable Development Strategy (2005) and a shared UK framework for sustainable development. The Strategy reflects five shared principles for achieving sustainable development and are: -
- Living within environmental limits;
  - Ensuring a strong, healthy and just society;
  - Achieving a sustainable economy;
  - Promoting good governance; and
  - Using sound science responsibly
- 1.4 These five principles are reflected in the National Planning Policy Framework (NPPF).

## Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA)

- 1.5 Under the Town and Country Planning (Local Planning) (England) Regulations 2012 which implement the provisions of the Planning and Compulsory Purchase Act 2004, local authorities are required to undertake a Sustainability Appraisal (SA) for Local Plans and certain documents relating to the Local Plan including Local Development Documents (LDD) and Area Action Plans.
- 1.6 Under the requirements of the European Union Directive 2001/42/EC on the “assessment of the effects of certain plans and programmes on the environment” (Strategic Environmental Assessment Directive) specific types of plans that are likely to have significant environmental effects must be subject to environmental assessment. There are exceptions to this requirement for plans that determine the use of a small area at a local level and for minor modifications if it has been determined that the plan is unlikely to have significant environmental effects.
- 1.7 In accordance with the provisions of the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004), Surrey Heath Borough Council has determined that an environmental assessment is required for the Surrey Heath Local Plan Development Plan Document (DPD) as it considers that it sets the framework for future development consent of projects covered by the EIA Directive (Directive 92/43/EEC).
- 1.8 The Borough Council also considers that the Local Plan requires an assessment as to its effect on European Designated sites of biodiversity importance such as the Thames Basin Heaths SPA and the Thursley, Ash, Pirbright and Chobham Common SAC. This



will be outlined in a separate Habitats Regulation Assessment (HRA) at submission stage of the Surrey Heath Local Plan.

### The Purpose of SA/SEA

- 1.9 The purpose of SA/SEA is to identify and assess the likely significant social, economic and environmental effects of implementing a plan or programme including an assessment of alternative options. In terms of SEA, the objective of the SEA Directive is to *‘provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development’* (Article 1).

### The SA/SEA Methodology

- 1.10 The Department of Communities & Local Government (DCLG) sets out guidance on SEA for plans and programmes which was published in September 2005<sup>1</sup>. Guidance on undertaking SA now forms part of the DCLG’s Planning Practice Guidance, (PPG) 2014 which can be found on-line<sup>2</sup>. The guidance advocates a five stage approach to SA/SEA:

**Table 1-1: Stages of Sustainability Appraisal**

<b>Stage A</b>	Setting the context and objectives, establishing the baseline and deciding on the scope
<b>Stage B</b>	Developing and refining alternatives and assessing effects
<b>Stage C</b>	Preparing the Sustainability Report (including requirements of SEA)
<b>Stage D</b>	Consulting on the preferred options for the Local Plan and the Sustainability Report
<b>Stage E</b>	Monitoring the significant effects of implementing the Local Plan on the environment

- 1.11 This SA/SEA Scoping Report focuses on stage A of the SEA guidance (2005) which is similar to the stages set out in the PPG’s Sustainability Appraisal Requirements for Local Plans. The key tasks to be undertaken at each stage are highlighted in Table 1-2.

<sup>1</sup> A Practical Guide to the Strategic Environmental Assessment Directive (2005) DCLG

<sup>2</sup> Planning Practice Guidance (PPG), 2014 – Sustainability Appraisal Requirements for Local Plans. Available at: <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>



**Table 1-2: Key Tasks**

<b>A1</b>	Identifying other relevant policies, plans, programmes and sustainability/environmental objectives
<b>A2</b>	Collecting baseline information
<b>A3</b>	Identifying Sustainability/Environmental issues and problems
<b>A4</b>	Developing the SA/SEA Framework
<b>A5</b>	Consulting on the Scope of the SA/SEA
<b>B1</b>	Testing the plan objectives against the SA/SEA objectives
<b>B2</b>	Developing alternatives
<b>B3</b>	Predicting the effects of the plan including alternatives
<b>B4</b>	Evaluating the effects of the plan including alternatives
<b>B5</b>	Mitigating adverse effects
<b>B6</b>	Proposing measures to monitor
<b>C1</b>	Preparing the Environmental Report
<b>D1</b>	Consulting the public and Consultation Bodies of the draft plan

1.12 The SEA guidance states that the SEA need not be done in any more detail, or using any more resources, than is useful for its purpose. Article 5 of the SEA Directive sets out a list of factors to take into account when deciding what information should be included in an environmental report, which are:

- Information that may reasonably be required, taking into account current knowledge and methods of assessment;
- The content and level of detail of the plan or programme;
- The objectives and geographical scope of the plan or programme;
- The stage reached in the decision making process; and
- The extent to which it would be more appropriate to assess certain matters elsewhere in the decision making process.

1.13 As such where previous work has been undertaken on the sustainability/environmental effects of previous plans, that information will be used to feed into this SA/SEA process. Some of this information will be updated where appropriate.

1.14 In order to ensure compliance with the SEA Directive and the SEA Regulations it is necessary to highlight which sections of this report cover the criteria required by an environmental report as set out within the Directive and Regulations. Table 1-3 sets out which sections deal with the requirements of the SEA Directive and Regulations.



**Table 1-3: Compliance with SEA Directive & Regulations**

<b>Section 1 &amp; 2</b>	An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes
<b>Section 2</b>	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme
<b>Section 2</b>	The environmental characteristics of areas likely to be significantly affected
<b>Section 2</b>	Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (Birds Directive) and 92/43/EEC (Habitats Directive)
<b>Section 2</b>	The environmental protection objectives, established at international, Community or Member State 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
<b>Not required until next iteration of SA/SEA</b>	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, landscape and the inter relationship between the above factors
<b>Not required until next iteration of SA/SEA</b>	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
<b>Not required until next iteration of SA/SEA</b>	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
<b>Not required until next iteration of SA/SEA</b>	A description of the measures envisaged concerning monitoring in accordance with Article 10.
<b>Not required until next iteration of SA/SEA</b>	A non-technical summary of the information provided under the above headings

### **Issues, Options and Preferred Approach (Regulation 18) Document**

- 1.15 The Issues, Options and Preferred Approach Document is the first stage in producing the new Surrey Heath Local Plan. The Document will set out a series of options for each topic area covered, with the Council's preferred approaches. Following statutory consultation, the options will be used to develop the Local Plan policies. The Issues, Options and Preferred Approach stage does not set out policy content. The topic areas will inform the production of policies to cover the following areas: -

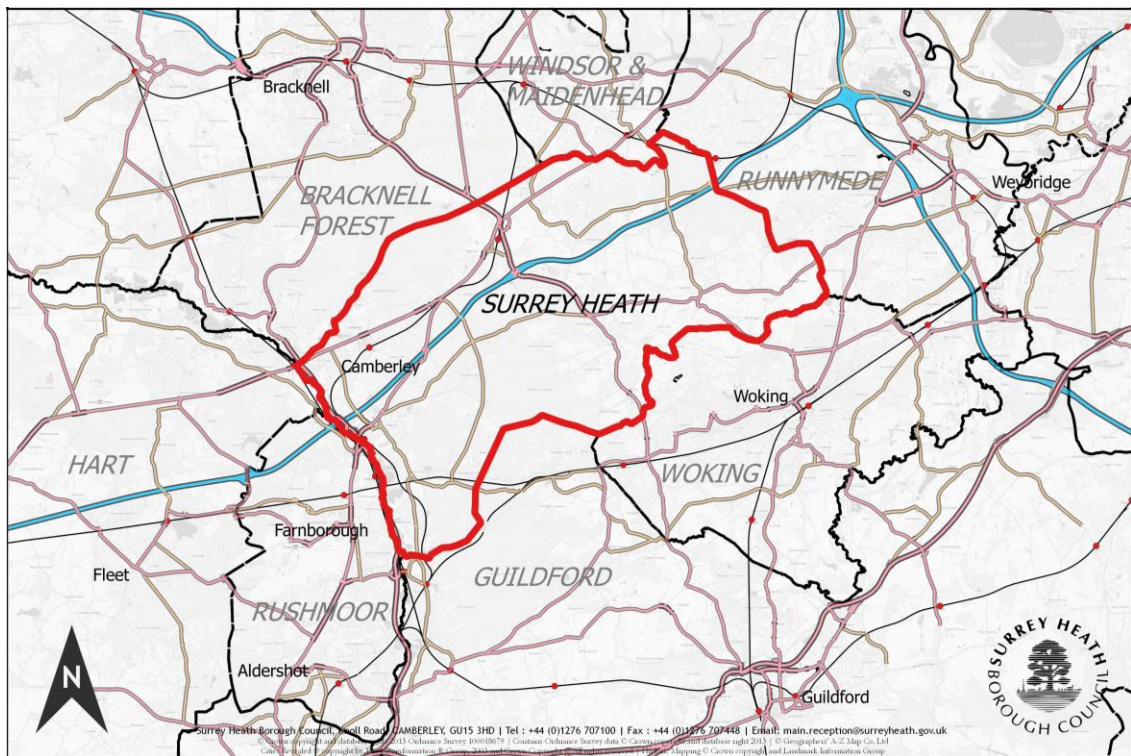




- The Spatial Strategy, which will guide future development over the new plan period including any changes to existing defined boundaries;
- Housing
- Employment;
- Retail;
- Environment and infrastructure;;
- Countryside and Green Belt;
- Heritage and design;
- Local Area Policies.

1.17 The area of Surrey Heath in its wider surrounds is displayed in Figure 1. The geographic scope of the document is shown in Figure 2.

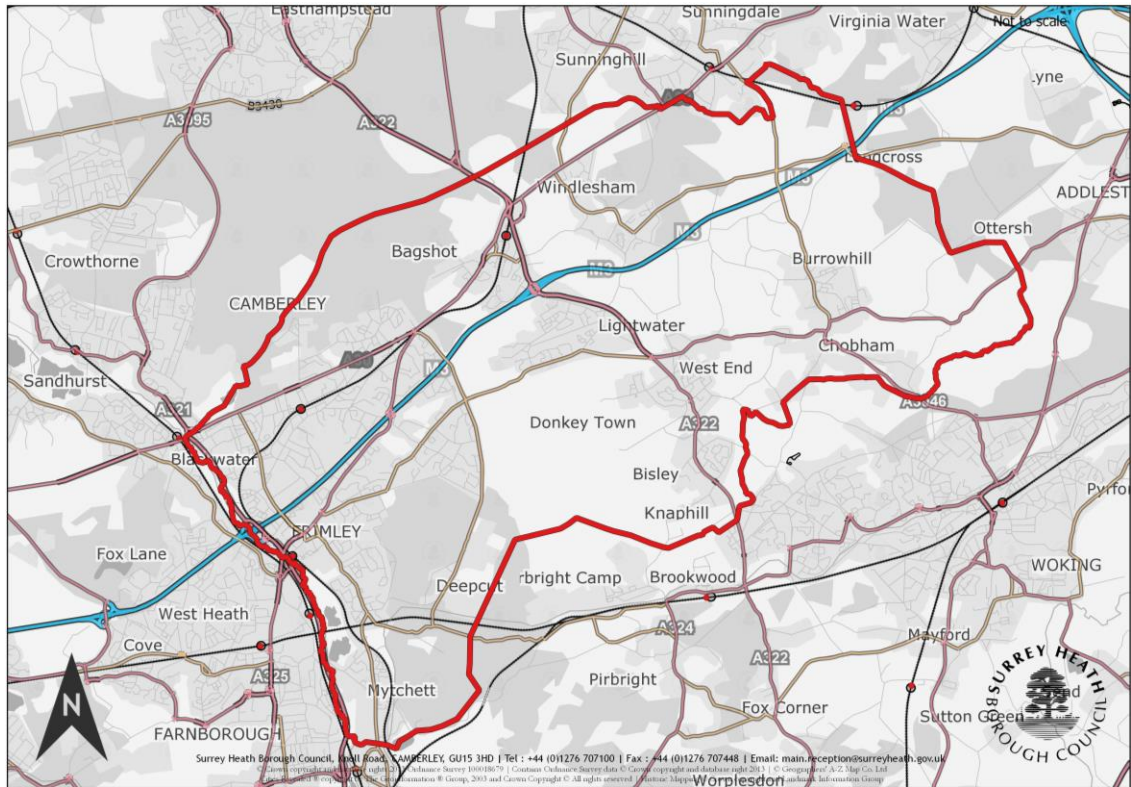
**Figure 1: Surrey Heath in its Wider Context**







**Figure 2: Surrey Heath – Geographical Extent of the Surrey Heath Local Plan**



### **SA/SEA and the Issues, Options and Preferred Approach Document**

- 1.24 This SA/SEA Interim Report forms the second stage of SA/SEA for the Local Plan and deals with in turn each of the tasks identified in table 1-2.

#### **Consultation**

- 1.26 This SA/SEA Interim Report will be open to consultation from the 4<sup>th</sup> June to the 16<sup>th</sup> of July. Comments received on the SA/SEA Scoping Report were raised by a number of representations and have fed into this Interim Sustainability Appraisal where appropriate. The representations received and how they have been taken into account are set out in Table 1-4. This SA/SEA has been prepared alongside the Issues and Options with Preferred Approach Document which is planned for consultation in June 2018.



**Table 1-4: Representations of SA/SEA Scoping Report**

Responses to the Sustainability Appraisal/ Strategic Environmental Assessment Scoping Report		
Respondent	Comment	Council's Response
<b>Basingstoke Canal Authority</b>	At its most recent assessment the relevant SSSI unit (Canal East – unit 2) was assessed by Natural England as “unfavourable - no change”. The cause of the unfavourable condition is due to the decline in number and diversity of aquatic and marginal plant species. This decline in condition is not associated with summer water shortages as stated in your report, but as successive studies have shown, with excessive tree growth leading to shading and leaf litter causing turbidity / re-suspension of solids in the water column.	Noted. Amend to reflect this.
	Concern has also been raised about the change in acidity gradient [another of the cited features of the SSSI] due to ground and surface water flows entering the Canal being contaminated particularly with road salt from paved areas – new inflows now have to be carefully selected. We therefore believe that the scoping report as written is incorrect as the provision of additional water for summer months will have little impact on the condition of the SSSI – its main provision would be for continued water borne recreational use.	Noted. Amend to reflect limited impact on SSSI.
	In respect of surface water flood risk assessment consider that there is limited potential for overtopping from embanked sections of Canal in Mychett/ Frimley. Water levels are actively managed by the Canal Authority. The greatest risk of flooding from the canal remains the sudden unforeseen failure of an earth embankment or culvert passing under the channel.	Noted. Amend to reflect the active management of the canal and other flood risks.
	With regard to transport, improvements to the off-road cycle and pedestrian provision, including those from the Mindenhurst development which will see the towpath between Deepcut and Brookwood upgraded for year round use can help alleviate car use for short and medium length journeys.	Noted. Amend transport section to reflect he opportunities for non- car use with the future improvements to the Canal towpath.



	With regard to health the canal offers an important recreational resource in the south of the borough and a linear recreational use. It links with the recreational areas and facilities at Frimley Lodge Park.	Noted. Amend this section to include reference to the health benefits of the recreational opportunities of the Canal.  Noted. Conservation Area Appraisals are reviewed periodically by the Council. Whilst such documents will consider aspects relevant to the Conversation Area, the information provided here raises an important point with regard to the balance that must be struck between conservation and biodiversity importance.
<b>Historic England</b>	No comment	Noted.
<b>Greater London Authority</b>	No comment	Noted.
<b>Savills on behalf of Thames Water</b>	No comment	Noted.
<b>Guildford Borough Council</b>	No comment	
<b>Surrey County Council</b>	Replace the Surrey Strategic Partnership Plan with the Surrey Future Project and Local Strategic Statement as Surrey Strategic Partnership Plan is no longer extant.	Noted. Document amended to reflect most up to date information.
<b>Spelthorne Borough Council</b>	No comment	Noted.
<b>Reigate and Banstead Borough Council</b>	No comment at this stage	Noted.
<b>Windlesham Parish Council</b>	No mention of emerging Windlesham Neighbourhood Plan.	Noted. Relevant section on plans and programmes amended
<b>Tandridge District Council</b>	No detailed comments to make. Highlights East Surrey Authorities have joint SA objectives which are applicable to their districts and boroughs. Recognises that these may not replicate Surrey Heaths objectives but ask that the borough is cognisant with the East Surrey Authorities SA objectives.	Noted. The Sustainability objectives in the scoping report are reflective of the Surrey Heath area but recognise there may be some similarities to SA approach across boroughs and districts. No change.
<b>Waverley Borough Council</b>	No comment at this stage	Noted.
<b>Wokingham Borough Council</b>	Consider the sustainability objectives in the SA/SEA Scoping Report are satisfactory.	Noted.
<b>West End Parish Council</b>	Page 6 Sustainable Development the UK NPPF definition is ensuring better lives for ourselves does not mean worse lives for future generations. Development should only be permitted to proceed with guarantees of proper infrastructure to accommodate the numbers. This should be a clear mandate and principle in the introduction. Given the current Local Plan has expired regarding housing land supply the NPPF clause is being cited by developers	Noted. The SA/SEA role is to consider approaches to delivering sustainable development. This includes considering the impact of the needs for infrastructure. Amend the SA/SEA scoping report to refer to necessary infrastructure.



	<p>to their advantage, so equally the NPPF protection clause should be used to prevent unsustainable over development in any one host community.</p> <p>The SA/SEA Scoping report talks about us will build community. Consider that communities build community and the Local Plan provides the infrastructure and crucially a community driven policy to facilitate a great community. Consider the Parish Council is excluded from the policy generation process. The Local Plan is provided for comment when it has been drafted but that is when the mould has been set by remote authors with little connection with the community, or narrow input feeds. Communities that are interested should be invited to participate in policy generation, present their expectation for a Local Plan policy and that the plan should have specific section that addresses the individual needs of that community.</p>	<p>The Council will be consulting on an Issues and Options/ preferred approach stage of the Local Plan process. This gives an opportunity for issues and options to be amended during this consultation process. In addition the Local Plan will have local area policies. As part of developing the Local Plan the Borough Council will look to hold a workshop at which parish Council's will be invited to input into the policy making process. There will be similar workshops in non-parished areas.</p>
<p><b>Natural England</b></p>	<p>Natural England has not reviewed the plans listed but advise that the following types of plan relating to the natural environment should be considered as applicable to the plan area:</p> <ul style="list-style-type: none"> <li>• Green Infrastructure strategies</li> <li>• Biodiversity plans</li> <li>• Rights of Way improvement plans</li> <li>• Shoreline management plans</li> <li>• Coastal access plans</li> <li>• River basin management plans</li> <li>• AONB and National Park management plans</li> <li>• Relevant landscape plans and strategies</li> </ul> <p>At this stage Natural England cannot identify particular sites which may be significantly affected by the Local Plan but suggest that the following designations, amongst others, are taken into consideration when creating any future site allocations:</p> <ul style="list-style-type: none"> <li>• Sites of Special Scientific Interest (SSSIs)</li> <li>• Special Areas of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> <li>• Ramsar site</li> <li>• National park</li> <li>• AONB</li> </ul>	<p>Noted. The relevant type of plan will be considered in the SA/SEA document</p> <p>Noted. The Local Plan will have regard to relevant designations.</p>



	<ul style="list-style-type: none"> <li>Heritage coast ; and site of 20ha or more of best and most versatile agricultural land</li> </ul> <p>Natural England understands a Habitat Regulation Assessment will be undertaken for the Local Plan. This should address the protection of relevant designated sites. The outcome of this assessment should also inform future versions of the SEA.</p> <p>Natural England agrees the status of the Basingstoke SSSI is primarily a land management issue. However need to have regard to the impact of future development if it is not appropriately managed. This needs to be considered in the Local Plan.</p> <p>Objectives SA 13, 14 and 16 emphasis the need to protect designated sites. There is a risk that in some situations, development on land of limited biodiversity value in its own right can lead to the creation of island of biodiversity. Suggest adding to the Sustainability Objectives indicators to ensure that current ecological networks are not compromised, and future improvements to habitats connectivity re not prejudiced. This may be appropriate for future iterations under biodiversity.</p> <p>Future iterations of the SA/SEA document should address issues such as soils and the restoration or enhancement of biodiversity. Natural England would be happy to provide comments on the monitoring framework in subsequent stages.</p>	<p>Noted. The Habitats Regulation will take into account protection of relevant designated sites and will inform future versions of the SA/SEA.</p> <p>Noted. Impact of development on SSSIs will be considered in the Local Plan.</p> <p>Noted indicators added to the sustainability objectives.</p> <p>Noted. These issues will be addressed in future iterations as set out in the Scoping Report.</p>
<p><b>Bisley Parish Council</b></p>	<p>Para 2.18 in respect of biodiversity refers to SNCI's in 2011/2012 and that 51% (28 sites) are in favourable condition but does not identify these sites. The condition of the Bisley and West End Local nature Reserve should also be noted.</p> <p>Note that Surrey Wildlife Trust provides baseline information but no data to back up the comment on the generally improving trend. Bisley PC supports the commissioning of a future study.</p> <p>Para 2.35 Health- do these facilities include those maintained by the parish council</p>	<p>Noted. Local Nature Reserves are not currently monitored by Natural England or the Surrey Wildlife Trust.</p> <p>Noted a future study could be commissioned with Surrey Wildlife Trust.</p> <p>Noted and to confirm.</p>



	<p>Para 2.37 Health. The GP surgery for Bisley and West End is already stretched beyond its capacity, this trend is likely to continue.</p> <p>Para 2.38 refers to rate of people killed or injured on roads in Surrey Heath being higher than the England average. Bisley PC supports the proposal for SHBC to work with Surrey County Council highways to determine potential causes and approaches to reducing the figure.</p> <p>Para 2.45 Bisley PC is unclear as to which 3 retail units in Bisley are referred to in the baseline data.</p> <p>Para 2.52 Transport notes areas of peak congestion on the A322 but major transport projects do not appear to identify any for the A322.</p>	<p>Noted. GP capacity is an issue for the CCG's and local practices.</p> <p>Noted.</p> <p>Noted and to confirm.</p> <p>Noted. This issue will be raised with Surrey County Council.</p>
<p><b>Environment Agency</b></p>	<p><b>Biodiversity Comments</b></p> <p>Ad rivers and other waterbodies to figures 1 and 2 page 5. Add another figure providing a map of watercourses in Surrey Heath.</p> <p>Add Water Framework Directive to biodiversity on pages 8-12 and refer to status of borough's water bodies.</p> <p>Include reference to green and blue infrastructure in biodiversity section. These provide opportunities to extend green infrastructure and create coherent ecological networks.</p> <p>Add rivers and waterbodies to biodiversity section- they are currently included in the Biodiversity 2020 section on page 9 of the Biodiversity section under freshwater environments.</p> <p>Biodiversity page 57 paras 2.11-2.17 make specific reference to water bodies and Green Infrastructure.</p> <p>On Population pages 14-15 opportunity to make links with</p>	<p>Noted. Figures 1 and 2 show the location of Surrey Heath, not in detail. Therefore, no change.</p> <p>Noted. No change – the Water Framework directive is considered in the Plans and Programmes under the 'Water' section.</p> <p>Noted. Add reference to green and blue infrastructure to biodiversity section.</p> <p>Noted. No change these are already referred to in the biodiversity section as set out in the Environment Agency response. Policies on Infrastructure and Green Infrastructure in a Local Plan can also refer to waterways.</p> <p>Noted. Cross reference in this section.</p> <p>Noted. Amend section to include link to</p>





	<p>biodiversity by utilising green infrastructure to help deliver opportunities for health, learning and employment.</p> <p>On soils pages 18-19 and water page 20. Potential to champion natural flood management techniques and sustainable drainage systems (SuDs). Also links to green infrastructure and helps the borough's focus on environmental assets and Natural Capital. Cross reference with biodiversity.</p> <p>On cultural heritage pages 31-32 Cross reference to biodiversity as green infrastructure and waterways are inherently linked with the cultural, architectural and archaeological landscape.</p> <p>On Landscape and Townscape page 32 cross reference to biodiversity highlighting opportunities for green infrastructure or waterways in new policies.</p> <p>The role of green infrastructure and waterways should be emphasised as having a <i>role in or as</i> 'valued landscape' on page 84.</p> <p>Figure 3 page 59 (Ecological designations map of Surrey Heath). This would be a good place for the Water Framework Directive waterbody classifications for the rivers in the Local Plan. A Green Infrastructure map could also be incorporated.</p> <p>Figure 7 page 88 (Environment Agency Flood Zones in Surrey Heath) Would like to see rivers clearly marked on this map as they are associated with flood zones and will help people think about rivers as part of the borough.</p>	<p>biodiversity.</p> <p>Noted. Make reference to opportunities for natural flood management and SuDs. Cross reference to biodiversity.</p> <p>Noted. Amend to cross reference to biodiversity and green infrastructure.</p> <p>Noted. Amend to cross reference to biodiversity. Policies on Infrastructure and Green Infrastructure in a Local Plan can also refer to waterways.</p> <p>Noted. Add to page 84.</p> <p>Noted. Add new figure showing Water Framework Directive waterbody classifications.</p> <p>Noted. No change, as flood zones are adjacent to the rivers.</p>
<p><b>Environment Agency</b></p>	<p><b>Flood Risk Comments</b></p> <p>Recommend report makes reference to the Thames Flood Risk Management Plan 2016.</p> <p>Need to use the Strategic Flood Risk Assessment (SFRA) as an</p>	<p>Noted. Amend to make reference.</p> <p>Noted. SHBC will use the SFRA as an evidence</p>



	<p>evidence base to support emerging Local Plan Policies. This should be updated to take into account the new climate change allowances released in February 2016 and to take into account any new hydraulic modelling of the Blackwater Tributaries and the EA will be modelling the Addlestone Bourne Catchment in the near future.</p> <p>Page 89 section 2.90. Amend statement on fluvial flood risk and climate change and advice refer to the updated climate change guidance.</p> <p>Page 89 section 2.91 Also refer to need for applicants to submit a Flood Risk Assessment (FRA) for major development in Flood Zone 1 to take account of surface water drainage.</p> <p>Section 2.91 has not identified there will be an issue or problem from intense rainfall events giving rise to increased fluvial flooding. In light of the updated climate change allowance it would be useful to understand the reasoning behind this statement.</p> <p>Page 101 SA8 SEA objectives is to reduce risk of flooding criteria is to minimise risk of flooding. Decision making criteria are not harmonious with SA8 as one refers to reducing risk and one refers to minimising risk.</p>	<p>base. It is suggested an update to the SFRA is undertaken following the EA's modelling of y the Addlestone Bourne catchment area to ensure this is included. The Council will liaise with the EA on this matter.</p> <p>Noted amend to refer to updated guidance.</p> <p>Noted and amend to refer to need for FRA's for major developments. Surrey County Council as the Lead Flood Authority would need to review these details.</p> <p>Noted. Amend Para 2.91 to say that intense rainfall events must be considered against the update climate change allowance to consider whether there would be an increase in fluvial flooding.</p> <p>Noted. Amend criteria to reflect objective of minimising risk.</p>
<p><b>Environment Agency</b></p>	<p><b>Groundwater and land contamination</b></p> <p>Note reference to Environment Protection Act (1990) (Part 2A) and National Planning Policy Framework (NPPF) Para 109. It should be noted that impacted controlled water can also affect the wider environment, soils and human health. Controlled water contamination should be remediated at the same time as soil contamination.</p> <p>Welcome reference to European Groundwater Directive but suggest that the section soil is re categorised as Soils and the Natural Environment to reflect the scope of the policies in the Environment Protection Act and the NPPF.</p> <p>Environment Agency also provides some core guidance on the</p>	<p>Noted. Amend to make reference to consider these issues in parallel.</p> <p>Noted. Amend title of section</p> <p>Noted. This document was withdrawn as guidance</p>





	<p>protection of groundwater in the Groundwater protection: Principles and practice (GP3).</p> <p>Include the Environmental Liability Directive in the Scoping Report.</p>	<p>on 14<sup>th</sup> March 2017</p> <p>Noted. Amend to include reference to this document.</p>
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## 2. Updated Scoping Report

### Introduction

- 2.1 The scoping stage of SA/SEA involves establishing the context in which the Issues, Options and Preferred Approach Document is being prepared. This requires the identification and review of other relevant plans or programmes, assessing the social, economic and environmental baseline and future trends in the absence of the new Local Plan, identifying environmental problems and setting the Sustainability Framework. These aspects are set out within this section.
- 2.2 In reviewing plans and programmes the most relevant to the Issues, Options and Preferred Approach Document have been reviewed for their sustainability/environmental objectives or key messages. The list of relevant plans and programmes are set out in Table 2-1.
- 2.3 The Government has partially revoked the Regional Spatial Strategy for the South East (The South East Plan) by way of a Revocation Order which came into effect on the 25<sup>th</sup> March 2013. However, Policy NRM6 of the South East Plan which relates to the Thames Basin Heaths Special Protection Area (SPA) remains in force.



**Table 2-1: Relevant Plans and Programmes and Sustainability Objectives/Key Messages**

Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<b>Biodiversity (including Fauna &amp; Flora)</b>	
<b>International</b>	
<b>Our life insurance, our natural capital: an EU biodiversity strategy to 2020 (May 2011), European Commission (as resolved April 2012)</b>	
<p>Target 1</p> <p>To halt the deterioration in the status of all species and habitats covered by EU nature legislation and achieve a significant and measurable improvement in their status so that, by 2020, compared to current assessments:</p> <ul style="list-style-type: none"> <li>• 100% more habitat assessments and 50% more species assessments under the Habitats Directive show an improved conservation status; and</li> <li>• 50% more species assessments under the Birds Directive show a secure or improved status.</li> </ul>	<p>Ensure all nature protected sites are conserved and where practicably within the remits of the Council enhanced. Ensure the impact of future development is mitigated as far as is possible.</p>
<b>European Birds Directive 2009/147/EC (79/409/EEC as amended)</b>	
<ul style="list-style-type: none"> <li>• Protection for all wild bird species naturally occurring in the EU</li> <li>• Protection of habitats for endangered as well as migratory species</li> <li>• Establishment of a network of Special Protection Areas (SPAs) comprising all the most suitable territories for these species</li> </ul>	<p>The Thames Basin Heaths SPA should be protected from any adverse effects and future development through emerging planning policy.</p>
<b>European Habitats Directive 92/43/EEC</b>	
<ul style="list-style-type: none"> <li>• Protection of animal and plant species and their natural habitats through designation, maintenance and restoration</li> <li>• Establishment of a network of nature protection areas to assure the long-term survival of Europe's most valuable and threatened species and habitats</li> </ul>	<p>Ensure all nature protected sites are conserved and not adversely affected by any future development.</p>
<b>National</b>	
<b>The Natural Choice: Securing the value of nature (June 2011), DEFRA</b>	
<p>Our 2020 mission is to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish</p>	<p>Promote and protect biodiversity and</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.	the safeguarding of natural habitats.
<b>Biodiversity 2020: A strategy for England's wildlife and ecosystem services (August 2011), DEFRA</b>	
<p>Overarching objective: -</p> <p><i>'to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people'</i></p> <p>Outcomes delivered through action in four areas: -</p> <ul style="list-style-type: none"> <li>• a more integrated large-scale approach to conservation on land and at sea, including - <i>increasing the proportion of Sites of Special Scientific Interest (SSSIs) in favourable condition.</i></li> <li>• putting people at the heart of biodiversity policy</li> <li>• reducing environmental pressures Including - Planning and Development – <i>Through reforms of the planning system, we will take a strategic approach to planning for nature. We will retain the protection and improvement of the natural environment as core objectives of the planning system. We will pilot biodiversity offsetting, to assess its potential to deliver planning policy more effectively.</i></li> <li>• improving our knowledge</li> </ul> <p><b>Outcome 1 – Habitats and ecosystems on land</b> (including freshwater environments)</p> <p>1A. Better wildlife habitats with 90% of priority habitats in favourable or recovering condition and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition.</p>	Promote and protect biodiversity, the safeguarding of natural habitats and designated species.
<b>Natural Environment &amp; Rural Communities Act 2006</b>	
<p>Section 40(1) 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.</p> <p>Section 40(3) Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.</p>	Promote and protect biodiversity, the safeguarding of natural habitats and designated species.
<b>National Planning Policy Framework (2012) and Planning for Biodiversity and Geological Conservation: A guide to good practice (2006) ODPM</b>	
Para 7 of NPPF stresses the need for the planning system to perform a number of roles including to contributing to protecting and enhancing the natural, built and historic environment and as part of this helping to improve	Emerging policies should promote biodiversity conservation and



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>biodiversity.</p> <p>Para 17 of NPPF bullet 7 states that one of the 12 core planning principles is to contribute to the conservation and enhancement of the natural environment...Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.</p> <p>Para 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible contributing towards commitment to halt overall decline in biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures.</p> <p>Para 117 of the NPPF states that to minimise impacts on biodiversity planning policies should identify and map components of the local ecological network; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.</p> <p>Para 4.35 of the Good Practice Guide states that a site specific allocations document may need to indicate areas of land designated for their biodiversity value. In addition a site allocations document could be used to identify specific areas for restoration and enhancement.</p>	<p>enhancement.</p>
<b>National Planning Practice Guidance (2014) CLG</b>	
<p><i>Natural Environment</i></p> <p>Para 6 - local planning authorities are encouraged to consider making clear and up to date information on their identified non-designated heritage assets. In this context, the inclusion of information about non-designated assets in Local Plans can be helpful.</p> <p>Para 7 - Pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.</p> <p>Para 8 - Local planning authorities and neighbourhood planning bodies should seek opportunities to work collaboratively with other partners, including Local Nature Partnerships, to develop and deliver a strategic approach to protecting and improving the natural environment based on local priorities and evidence.</p> <p>Para 17 - Biodiversity enhancement in and around development should be led by a local understanding of ecological networks, and should seek to include:</p>	<p>Emerging policies should ensure any new development would seek to protect existing habitats and species.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> <li>• habitat restoration, re-creation and expansion;</li> <li>• improved links between existing sites;</li> <li>• buffering of existing important sites;</li> <li>• new biodiversity features within development; and</li> <li>• securing management for long term enhancement.</li> </ul>	
<b>Regional</b>	
<b>South East Plan (2009) SEERA</b>	
<p><i>Environmental Report on the Revocation of the South East Plan (2011) CLG</i></p> <p>Policy NRM6 - Specific policy dealing with the Thames Basin Heaths SPA which sets out the principles of avoidance measures and exclusion zones. Intended to mitigate adverse impacts on biodiversity and European Special Protection Area.</p> <p>Revocation – Taking account of the importance of the Thames Basin Heaths Special Protection Area... the Secretary of State has decided that this policy (NRM6) will be retained. This approach reflects the fact that the policy is an agreed multi-authority approach which has been subject to significant joint working, and where a joint structure is in place (the Joint Strategic Partnership Board) which requested that the policy be saved.</p>	<p>The Thames Basin Heaths SPA should be protected from any adverse effects and future development through emerging planning policy.</p>
<b>Thames Basin Heaths Delivery Framework (February 2009), Thames Basin Heaths Joint Strategic Partnership Board</b>	
<p>Objectives of the Framework are to recommend: -</p> <ul style="list-style-type: none"> <li>• A consistent approach to the protection of the SPA from the significant effects of residential</li> <li>• The type and extent of residential development that may have a significant effect either alone or in combination on the SPA</li> <li>• Key criteria for the delivery of avoidance measures</li> </ul>	<p>The Thames Basin Heaths SPA should be protected from any adverse effects and future development through emerging planning policy.</p>
<b>County</b>	
<b>Biodiversity Planning in Surrey, Surrey Nature Partnership, May 2014</b>	
<p>The Surrey Biodiversity Partnership has now become the Biodiversity Working Group of the Surrey Nature Partnership and is currently revising the Habitat Action Plans to align with the outcomes in Biodiversity 2020.</p> <p>The BPS:</p> <ul style="list-style-type: none"> <li>• Aims to provide guidance to planners in Surrey to ensure that development within the county protects and enhances local biodiversity.</li> </ul>	<p>Ensure biodiversity is protected and conserved through emerging policies.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> <li>Provides information on the biodiversity of Surrey, helping to identify when and where biodiversity must be protected by the planning system, as well as how to identify opportunities to deliver biodiversity enhancements in the most effective way.</li> </ul>	
<b>Local</b>	
<b>Special Protection Area Avoidance Strategy SPD (2012) SHBC</b>	
<p>Strategy sets out requirements of SANG and basis for requiring developer contributions to avoid impacts. Strategy also sets out basis for the Strategic Access Management &amp; Monitoring Project (SAMM) as a further avoidance measure.</p>	<p>The Thames Basin Heaths SPA should be protected from any adverse effects and future development through emerging planning policy.</p>
<b>Surrey Heath Core Strategy &amp; Development Management Policies LDD (2012) SHBC</b>	
<p>Objective 5 of the Core Strategy is to protect and enhance biodiversity within the Borough including sites of local importance for biodiversity and aim to deliver BAP targets.</p> <p>Policy CP14A states that the Borough Council will seek to conserve and enhance biodiversity and working with partners explore new opportunities for habitat creation and protection. Development that results in harm to or loss of features of biodiversity interests will not be permitted.</p> <p>Para 5.115 sets out that locally designated sites will be reviewed as part of the Site Allocations LDD.</p> <p>Policy CP13 – Green Infrastructure, states that the Borough Council will plan for a network of accessible and integrated green infrastructure across the Borough and linked to neighbouring areas.</p> <p>Policy CP2 – Sustainable Development and Design requires development to seek to reduce the risk of flooding. This would include natural flood management techniques and sustainable urban drainage systems (SUDS). SUDS will also provide opportunity for creation and improvement of biodiversity habitats.</p>	<p>Ensure emerging policies continue to support the conservation and enhancement of biodiversity as well as exploring new opportunities for habitat creation and protection.</p>
<b>Population</b>	
<b>International</b>	
<b>EU Charter of Fundamental Rights, Legally binding as of December 2009</b>	
<p>Contains rights and freedoms under six titles: Dignity, Freedoms, Equality, Solidarity, Citizens' Rights, and Justice.</p>	<p>Ensure individuals' rights and</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>The Charter establishes rights for every individual within the EU and sets out a series of individual rights and freedoms. It entrenches:</p> <ul style="list-style-type: none"> <li>• All the rights found in the case law of the Court of Justice of the EU;</li> <li>• The rights and freedoms enshrined in the European Convention on Human Rights;</li> <li>• Other rights and principles resulting from the common constitutional traditions of EU countries and other international instruments;</li> <li>• Data protection;</li> <li>• Guarantees on bioethics;</li> <li>• Transparent administration.</li> </ul>	<p>freedoms set out in the Charter are considered in emerging policies.</p>
<b>National</b>	
<b>National Planning Policy Framework (2012) CLG</b>	
<p>Para 17 sets out the core principle that planning should take account of and support local strategies to improve health, social and cultural well-being for all and deliver sufficient community and cultural facilities and services to meet local needs.</p> <p>Para 69 states that planning policies and decisions should aim to achieve places which promote meetings between members of the community who would not otherwise come into contact through mixed use developments, strong neighbourhood centres; create safe and accessible environments where crime and disorder and fear of crime do not undermine quality of life or community cohesion.</p> <p>Para 70 states that planning policies and decisions should plan positively for provision and use of shared space, community facilities and other local services; guard against unnecessary loss of valued facilities and services; ensure an integrated approach to considering the location of housing, economic uses and community facilities.</p>	<p>Ensure there is sufficient provision for community facilities and local services to meet the needs of local communities throughout the borough.</p>
<b>National Planning Practice Guidance (2014) CLG</b>	
<p><i>Design</i></p> <p>Para 10 - It is important that crime reduction-based planning measures are based upon a clear understanding of the</p>	<p>Ensure emerging policies promote good design and development that</p>





Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>local situation.</p> <p>Para 11- The objective is to create safer places and buildings that are less vulnerable to terrorist attack and, should an attack take place, where people are better protected from its impact.</p> <p>Para 12 –</p> <ul style="list-style-type: none"> <li>• Good design can help to create buildings and places that are for everyone. Planning can help break down unnecessary physical barriers and exclusions caused by the poor design of buildings and places.</li> <li>• Inclusive design acknowledges diversity and difference and is more likely to be achieved when it is considered at every stage of the development process, from inception to completion.</li> </ul>	<p>'designs out crime'.</p>
<b>Planning Policy for Traveller Sites (2012, updated 2015) CLG</b>	
<p>Para 3 states that the Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.</p> <p>Para 9 states that Local Planning Authorities should set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs...</p> <p>Para 13 sets out that Local Planning Authorities should ensure traveller sites are sustainable economically, socially and environmentally.</p>	<p>Suitable sites should be identified and allocated through the background evidence base and local plan process.</p>
<b>Equality Strategy – Building a Fairer Britain (June 2011) Government Equalities Office</b>	
<p>Built on 2 principles of equality: equal treatment and equal opportunity. Building a society where no one is held back because of who they are, or where they come from. The legislative foundation is in the form of the Equality Act 2010.</p> <p>Approach based on 5 supporting principles:</p> <ul style="list-style-type: none"> <li>• Creating equal opportunities for all</li> <li>• Devolving power to people</li> <li>• Transparency</li> <li>• Supporting social action</li> <li>• Embedding equality</li> </ul>	<p>Address the core principles of the Equalities Strategy through equal treatment of all residents in the local plan process.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<b>County</b>	
<b>Surrey Future Project and Local Strategic Statement 2010-2020 (2010)</b>	
Priorities include: <ul style="list-style-type: none"> <li>• Surrey Future brings together Surrey's local authorities and business leaders to agree the investment priorities to support the county's economy;</li> <li>• The Surrey Local Strategic Statement is a vehicle for authorities' cooperation and joint working on strategic planning issues.</li> </ul>	Ensure opportunities and access to learning, health and employment are considered in emerging policies.
<b>Local</b>	
<b>Surrey Heath Borough Council 5 Year Strategy (2016)</b>	
Objectives include: - <ul style="list-style-type: none"> <li>• Place – continued focus on our vision to make Surrey Heath an even better place to live. Clean, green and safe. Where people enjoy and contribute to a high quality of life and a sustainable future.</li> <li>• Prosperity – to sustain and promote our local economy so people can work and do business across Surrey Heath, promoting an open for business approach that attracts investment and complements our place.</li> <li>• People – to build and encourage communities where people can live happily and healthily in an environment that the Community is proud to be part of.</li> </ul>	Ensure opportunities and access to learning, health and employment are considered in emerging policies.
<b>Surrey Heath Core Strategy &amp; Development Management Policies LDD (2012) SHBC</b>	
Objective 16 of the Core Strategy states: -  Support the community through; protection from crime and fear of crime, reflection of cultural diversity, improved facilities for health, well-being and life-long learning.  Para 2.16 states that the Surrey Heath populations is expected to rise from 80,314 people in 2001 to 87,500 people by 2026.  Policy CP2 sets out that development is required to (v) create sustainable communities with a strong sense of place that are safe and have easy access to a range of high quality services.  Policy CP3 sets out a housing target of 3,240 dwellings over the Core Strategy period and CP5 that 35% of this should be affordable.  Policy CP7 sets out pitch numbers for Gypsies and Travellers at 19 pitches between 2011 and 2027 and makes provision for additional pitches in future evidence reviews. Pitches for Travelling Showman are to be considered in	Emerging policies should ensure the delivery of sufficient housing, affordable housing and gypsy and traveller sites.



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>future evidence reviews.</p> <p>Policy DM6 sets out criteria for either permitting or allocating Gypsy or Traveller pitches.</p> <p>Policy CP13 – Green Infrastructure seeks to plan for a network of accessible and integrated green infrastructure. This can help deliver opportunities for health and recreational activities.</p>	
<b>Human Health</b>	
<b>National</b>	
<b>Equity &amp; Excellence: Liberating the NHS White Paper (2010) DfH</b>	
<p>The Government's objectives are to reduce mortality and morbidity, increase safety, and improve patient experience and outcomes for all.</p>	<p>Emerging policies should take account of these government objectives.</p>
<b>Healthy Lives, Healthy People. Our Strategy for Public Health in England White Paper (2010) HM Government</b>	
<p>Sets out a new approach to empower local communities, enable professional freedoms and unleash new ideas, while ensuring that the country remains resilient to and mitigates against current and future health threats. Key objectives are to:</p> <ul style="list-style-type: none"> <li>• protect the population from health threats with a strong system to the frontline;</li> <li>• empower local leadership and encourage wide responsibility across society to improve everyone's health &amp; wellbeing, and tackle the wider factors that influence it;</li> <li>• focus on key outcomes, doing what works to deliver them;</li> <li>• reflect the Government's core values of freedom, fairness and responsibility;</li> <li>• balance the freedoms of individuals and organisations with the need to avoid harm to others.</li> </ul>	<p>Ensure emerging policies support the aims of this strategy in promoting health and wellbeing.</p>
<b>National Planning Policy Framework (2012) CLG</b>	
<p>Para 120 – The effects of pollution on health...should be taken into account</p> <p>Para 123 – Planning policies and decisions should aim to; avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse effects</p>	<p>Ensure both air and noise pollution are considered in emerging policies.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
on health and quality of life arising from noise.	
<b>National Planning Practice Guidance (2014) CLG</b>	
<p><i>Health and Wellbeing</i></p> <p>Para 1 - Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans.</p> <p>Para 2 - The built and natural environments are major determinants of health and wellbeing.</p> <p>Para 5 - Healthy community: - a good place to grow up and grow old in ...supports healthy behaviours and supports reductions in health inequalities. It should enhance the physical and mental health of the community and, where appropriate, encourage:</p> <ul style="list-style-type: none"> <li>• Active healthy lifestyles that are made easy through the pattern of development, good urban design, good access to local services and facilities; green open space and safe places for active play and food growing, and is accessible by walking and cycling and public transport.</li> <li>• The creation of healthy living environments for people of all ages which supports social interaction.</li> </ul>	Promote health and wellbeing through design principles.
<b>County</b>	
<b>Surrey Strategic Partnership Plan 2010-2020 (2010)</b>	
<p>Priorities include:</p> <ul style="list-style-type: none"> <li>• promote healthy lifestyles, particularly targeting groups and communities at most risk</li> <li>• support more vulnerable people to live independently and have greater choice and control over their health and support arrangements</li> </ul>	Ensure healthy lifestyles and promoted through design policies and provision of community facilities.
<b>Surrey's Joint Health &amp; Wellbeing Strategy (2013), Surrey County Council (SCC)</b>	
<p>Five priorities identified: -</p> <ul style="list-style-type: none"> <li>• Improving children's health and wellbeing</li> <li>• Developing a preventative approach</li> <li>• Promoting emotional wellbeing and mental health</li> <li>• Improving older adults' health and wellbeing</li> <li>• Safeguarding the population</li> </ul>	Ensure these 5 priorities are considered in emerging planning policies.



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<b>Local</b>	
<b>Surrey Heath Borough Council 5 Year Strategy (2016)</b>	
Objectives include: -  We will build and encourage communities where people can live happily and healthily by: <ul style="list-style-type: none"> <li>• <i>We will build and encourage communities where people can live happily and healthily.</i></li> </ul>	Emerging policies should aim to protect the vulnerable and wider community and promote community development.
<b>Surrey Heath Clinical Commissioning Group Strategic Plan 2014/15–2018/19 (April 2014)</b>	
Vision: <i>“To deliver the best possible health and wellbeing outcomes for our local community within the resources available.”</i> The objectives reflect those of Surrey’s Joint Health & Wellbeing Strategy and in addition, to improve elective care efficiency and effectiveness	Promote the health and wellbeing of local communities.
<b>Surrey Heath Core Strategy &amp; Development Management Policies LDD (2012) SHBC</b>	
Objectives 16 & 17 of the Core Strategy state: -  16) Support the community through; protection from crime and fear of crime, reflection of cultural diversity, improved facilities for health, well-being and life-long learning.  17) Provide and support high quality leisure and cultural facilities that are accessible to all.  Policy CP2 states (vi) Promote healthy communities through improved access and opportunities for formal and informal recreation through use of green infrastructure.  Policy CP13 sets out that the Borough Council will plan for a network of accessible and integrated green infrastructure with para 5.104 recognising the support this gives to people’s quality of life.	Ensure emerging policies support healthy and happy communities with good design principles, accessibility and opportunities for recreation.
<b>Soil</b>	
<b>National</b>	
<b>Environmental Protection Act (1990) HMSO</b>	
To provide an improved system for the identification of land that is posing unacceptable risks to health or the environment and for securing remediation where necessary. The Environment Protection Act needs to be	Ensure emerging policies are in accordance with the Act.



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
considered in parallel with the NPPF.	
<b>Safeguarding Our Soils: A strategy for England (April 2011), DEFRA</b>	
<p>Vision: By 2030, all England's soils will be managed sustainably and degradation threats tackled successfully (reflected in The Natural Choice: Securing the value of nature (June 2011), DEFRA).</p> <p>Objectives to meet the vision:</p> <ul style="list-style-type: none"> <li>• agricultural soils will be better managed and threats to them addressed;</li> <li>• soils will play a greater role in the fight against climate change and in helping us to adapt to its impacts;</li> <li>• soils in urban areas will be sufficiently valued for the ecosystem services they provide and given appropriate weight in the planning system.</li> <li>• where development occurs, construction practices will ensure that vital functions can be maintained; and</li> <li>• pollution of soils is prevented and our historic legacy of contaminated land is being dealt with.</li> </ul>	Emerging policies should take account of the strategy's objectives.
<b>National Planning Policy Framework (2012) CLG</b>	
<p>Para 109 - The planning system should contribute to and enhance the natural and local environment by; remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land where appropriate.</p> <p>Para 111 – Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed provided that it is not of high environmental value.</p>	Ensure emerging policies encourage the use of previously developed land with the exception of land that is of high environmental value.
<b>National Planning Practice Guidance (2014) CLG</b>	
<p><i>Natural Environment</i></p> <p>Para 25 - soil is an essential finite resource that provides important 'ecosystem services', for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution.</p>	Promote the value and conservation of soil.
<b>County</b>	
<b>Surrey Minerals Plan Core Strategy DPD (2011) SCC</b>	
<p>Policy MC4 - Efficient use of mineral resources:-</p> <ul style="list-style-type: none"> <li>• Promotes the inclusion of policies in local authorities' plans that encourage greater efficiency in the use of materials in the design and construction of buildings and infrastructure.</li> <li>• Manages the strategic risks posed by demand for mineral resources to land and soils to a minimal level.</li> </ul>	Emerging policies should encourage greater efficiency in the use of materials in design and construction



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> <li>To an extent, contributes to the avoidance of the risks that the maintenance and continued development of the built environment poses to the mineral resources of Surrey.</li> </ul>	of development in the Borough
<b>Local</b>	
<b>Surrey Heath Core Strategy &amp; Development Management Policies LDD (2012) SHBC</b>	
<p>Policy CP1 directs development to previously developed land in the western area of the Borough and Policy CP2 requires development to ensure all land is used efficiently.</p> <p>Policy CP2 – Sustainable Development and Design requires development to seek to reduce the risk of flooding. This would include natural flood management techniques and sustainable urban drainage systems (SUDS). SUDS will also provide opportunity for creation and improvement of biodiversity habitats.</p>	Emerging policies should continue to direct development to previously developed land, particularly in the western area of the Borough.
<b>Water</b>	
<b>International</b>	
<b>European Water Framework Directive 2000/60/EC</b>	
<p>The purpose of this Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which:</p> <ul style="list-style-type: none"> <li>prevents further deterioration and protects and enhances the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems;</li> <li>promotes sustainable water use based on a long-term protection of available water resources;</li> <li>aims at enhanced protection and improvement of the aquatic environment, inter alia, through specific measures for the progressive reduction of discharges, emissions and losses of priority substances and the cessation or phasing-out of discharges, emissions and losses of the priority hazardous substances;</li> <li>ensures the progressive reduction of pollution of groundwater and prevents its further pollution, and contributes to mitigating the effects of floods and droughts.</li> </ul>	Promote the sustainable use of water and aim to reduce groundwater pollution.
<b>European Groundwater Directive 2006/118/EC</b>	
<p>Establishes a regime which sets groundwater quality standards and introduces measures to prevent or limit inputs of pollutants into groundwater and complements the Water Framework Directive (WFD). It requires:</p> <ul style="list-style-type: none"> <li>pollution trend studies to be carried out by using existing data and data which is mandatory by the WFD (referred to as "baseline level" data obtained in 2007-2008);</li> </ul>	Ensure emerging policies are compliant with the WFD.



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> <li>• pollution trends to be reversed so that environmental objectives are achieved by 2015 by using the measures set out in the WFD;</li> <li>• measures to prevent or limit inputs of pollutants into groundwater to be operational so that WFD environmental objectives can be achieved by 2015;</li> <li>• compliance with good chemical status criteria (based on EU standards of nitrates and pesticides).</li> </ul>	
<b>European Flood Risk Directive 2007/60/EC</b>	
<p>The aim of the directive is to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. Requires Member States to first carry out a preliminary assessment by 2011 to identify the river basins and associated coastal areas at risk of flooding. For such zones they would then need to draw up flood risk maps by 2013 and establish flood risk management plans focused on prevention, protection and preparedness by 2015. The Directive applies to inland waters as well as all coastal waters across the whole territory of the EU.</p>	<p>Ensure flood risk is considered in emerging policies and development is directed to sites that are least susceptible to flooding.</p>
<b>European Urban Wastewater Treatment Directive 1991/271/EEC</b>	
<p>Objective of the Directive is to protect the environment from the adverse effects of waste and water discharges.</p>	<p>Encourage adequate provision for waste water management in new development.</p>
<b>Environmental Liability Directive 2004 Directive 2004/35/EC</b>	
<p>The Environmental Liability Directive establishes a framework based on the <b>polluter pays principle</b> to prevent and remedy environmental damage. The polluter pays-principle is set out in the Treaty on the Functioning of the European Union (Article 191(2) TFEU). As the ELD deals with the "pure ecological damage", it is based on the powers and duties of public authorities ("administrative approach") as distinct from a civil liability system for "traditional damage" (damage to property, economic loss, personal injury).</p>	<p>Seeks to ensure development limits ecological damage.</p>
<b>National</b>	
<b>Flood &amp; Water Management Act 2010</b>	
<p>The Act clearly sets out which bodies are responsible for managing flood risk. The Environment Agency has a strategic overview role while local authorities have a new leadership role in local flood risk management.</p> <ul style="list-style-type: none"> <li>• The Environment Agency is responsible for developing and applying a flood risk management strategy for</li> </ul>	<p>Produce an updated Strategic Flood Risk Assessment (SFRA) as part of the Council's evidence base and ensure compliance with both the</p>





Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>England and Wales. Every other agency with a flood risk management function across England and Wales must take account of this strategy;</p> <ul style="list-style-type: none"> <li>• Lead local authorities (SCC) must develop, maintain, apply and monitor a strategy for local flood risk management in their areas. The Act specifies that the risk of flooding from surface water as well as ordinary watercourses and groundwater flows must be included in these local flood risk strategies;</li> <li>• Lead local authorities (SCC) must establish and maintain a register of structures which have an effect on flood risk management in their areas;</li> <li>• Local authorities (SHBC) are required to develop, maintain, apply and monitor a strategy for local flood risk management in their areas. These local strategies must include the risk of flooding from surface water, watercourse and groundwater flooding;</li> <li>• Developers of property are required to construct SUDS and local authorities (SHBC) have a duty to adopt these SUDS once completed.</li> </ul>	<p>national Risk Management Strategy and the SFRA in emerging policies. Liaise with SCC in order to secure SUDs on new developments.</p>
<p><b>Future Water: The Government's Water Strategy for England, DEFRA (2011)</b></p>	
<p>Sets a 2030 vision for water policy and management which hopes to:</p> <ul style="list-style-type: none"> <li>• improve the quality of water environment and the ecology which it supports, continuing to provide high levels of drinking water quality;</li> <li>• sustainably manage risks from flooding and coastal erosion, with greater understanding and more effective management of surface water;</li> <li>• ensure a sustainable use of water resources, and implement fair, affordable and cost reflective water charges;</li> <li>• cut greenhouse gas emissions; and</li> <li>• embed continuous adaptation to climate change and other pressures across the water industry and water users.</li> </ul>	<p>Ensure the strategy is supported through emerging planning policies.</p>
<p><b>The National Flood Emergency Framework for England, DEFRA, EA, Public Health England (2013, updated 2014)</b></p>	
<p>The National Flood Emergency Framework's Strategic objective is to <i>protect human life and alleviate suffering; and, as far as possible, property and the environment</i>. In doing so, it covers the development, maintenance, testing and, where necessary, implementation of operational response arrangements that are:</p> <ul style="list-style-type: none"> <li>• able to respond promptly to any changes in alert levels;</li> <li>• developed on an integrated basis, combining local flexibility with national consistency and equity;</li> </ul>	<p>Consider flood risk through emerging policies and in the allocation of development sites to prevent flood emergencies.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> <li>• capable of implementation in a flexible, phased, sustainable and proportionate way;</li> <li>• based on the best available scientific evidence;</li> <li>• based on existing services, systems and processes wherever possible, augmenting, adapting and complementing them as necessary to meet the unique challenges of a flood emergency;</li> <li>• understood by, and acceptable to, emergency planners and responders;</li> <li>• designed to promote the earliest possible return to normality.</li> </ul>	
<b>National Planning Policy Framework (2012) &amp; Technical Guidance to the National Planning Policy Framework (2012)</b>	
<p>Para 100 - Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Local Plans should apply a sequential, risk based approach to the location of development to avoid where possible flood risk to people and property...</p> <p>Para 101 – Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.</p>	<p>Ensure flood risk is considered in emerging policies and development is directed to sites that are least susceptible to flooding.</p>
<b>National Planning Practice Guidance (2014) CLG</b>	
<p><i>Water Supply, Wastewater and Water Quality – Considerations in Plan Making</i></p> <p>With regard to water quality, plan-making may need to consider:</p> <ul style="list-style-type: none"> <li>• How to help protect and enhance local surface water and groundwater...</li> <li>• The type or location of new development...</li> <li>• Expectations relating to SUDs...</li> </ul> <p><i>Flood Risk &amp; Coastal Change</i></p> <p>The main steps... are designed to ensure that if there are better sites in terms of flood risk, or a proposed development cannot be made safe, it should not be permitted.</p>	<p>Produce an updated Strategic Flood Risk Assessment (SFRA) as part of the Council's evidence base and ensure compliance with both the national Risk Management Strategy and the SFRA in emerging policies. Ensure flood risk is considered in emerging policies and development is directed to sites that are least susceptible to flooding.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> <li>Assess flood risk: Local planning authorities undertake a SFRA to fully understand the flood risk in the area to inform Local Plan preparation</li> <li>Avoid flood risk: ...apply a sequential approach to site selection so that development is... located where the risk of flooding is lowest.</li> <li>Manage and Mitigate flood risk: ...ensure development is appropriately flood resilient and resistant, safe for its users... and will not increase flood risk overall.</li> </ul>	
<b>Regional</b>	
<b>Thames Catchment Flood Management Plan (2009) Environment Agency</b>	
<p>CFMPs aim to promote more sustainable approaches to managing flood risk. Sets policies on managing flood risk within the catchment with key partners, identifying the following partners in the Surrey Heath area: local authorities, local communities and Natural England. Surrey Heath is identified as having 250-500 properties at risk in a 1% annual probability of river flood.</p>	<p>Ensure emerging policies are compliant with the CFMP and other partners listed in managing flood risk.</p>
<b>Thames River Basin District Flood Risk Management Plan (2016)</b>	
<p>Information on flood risk for the Thames river basin district from 2015 to 2021 and a summary of the aims and actions needed to manage the risk.</p>	<p>Ensure any relevant policies take account of the objectives within the Flood Risk Management Plan.</p>
<b>County</b>	
<b>Surrey Local Flood Risk Management Strategy (2012) SCC</b>	
<p>The 2012/2013 objectives for the Surrey Local Flood Risk Management Strategy are:</p> <ul style="list-style-type: none"> <li>To make it easier for risk management authorities to work together</li> <li>To clarify roles &amp; responsibilities of all stakeholders</li> <li>To provide a clear overview of levels of risk throughout the county, to enable wider understanding of those risks</li> <li>To consider flooding issues at a catchment level</li> <li>To reflect &amp; action concerns of residents &amp; businesses</li> <li>To provide a robust approach to the prioritisation of spending on schemes intended to reduce flood risk</li> <li>To highlight how residents &amp; businesses can help manage risk</li> <li>To ensure environmental consequences are taken into account in the design &amp; implementation of any proposed flood risk management measures</li> <li>To develop an annual action plan of priority actions based on the principles set out within the strategy</li> </ul>	<p>Ensure emerging policies comply with the strategy.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<b>Local</b>	
<b>Strategic Flood Risk Assessment (2015) SHBC</b>	
<p>The combined effects of increased urbanisation and climate change mean that flood risk is likely to rise in the foreseeable future. Although flooding cannot be wholly prevented, its impacts can be alleviated through good planning and management.</p>	<p>Ensure emerging policies comply with the results of the SFRA in applying a sequential approach to site selection so that development is located where the risk of flooding is lowest.</p>
<b>Surrey Heath Core Strategy &amp; Development Management Policies LDD (2012) SHBC</b>	
<p>Policy CP2 requires development to reduce the risk of all types of flooding and improve water quality.</p> <p>Policy DM9 requires water efficiency standards in line with Code for Sustainable Homes Level 3-4 from 2011 to 2013 and levels 5-6 by 2016.</p> <p>Policy DM10 sets out that development will not be supported in flood zones 2 or 3 or on sites on 1ha or at risk from other sources of flooding unless a sequential and/or exception test is passed. Development should incorporate appropriately designed SUDS at a level appropriate to the scale of development. Development seeking to restore functional floodplain will be encouraged.</p>	<p>Emerging policies should continue to support a reduction in flood risk.</p>
<b>Air Quality</b>	
<b>International</b>	
<b>European Air Quality Directive 2008/50/EC</b>	
<p>Merges most existing legislation into a single directive which has the following aims:</p> <ul style="list-style-type: none"> <li>• defining and establishing objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole;</li> <li>• assessing the ambient air quality in Member States on the basis of common methods and criteria;</li> <li>• obtaining information on ambient air quality in order to help combat air pollution and nuisance and to monitor long-term trends and improvements resulting from national and Community measures;</li> <li>• ensuring that such information on ambient air quality is made available to the public;</li> <li>• maintaining air quality where it is good and improving it in other cases;</li> <li>• promoting increased cooperation between the Member States in reducing air pollution.</li> </ul>	<p>Promote sustainable transport and consider where development is located in relation to existing infrastructure and access, which can directly affect air quality levels.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<b>National</b>	
<b>The Air Quality Strategy for England, Scotland, Wales &amp; Northern Ireland (2007) DEFRA</b>	
<p>Primary objective is to ensure that all citizens should have access to outdoor air without significant risk to their health, where this is economically and technically feasible.</p>	<p>Consider where development is located in relation to existing infrastructure and accessibility to recreational green space.</p>
<b>National Planning Policy Framework (2012) CLG</b>	
<p>Para 95 – Local Planning Authorities should plan for new development in locations and ways which reduce greenhouse gas emissions.</p> <p>Para 109 – The planning system should contribute and enhance the natural and local environment by...preventing both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of soil, air, water or noise pollution.</p> <p>Para 124 – Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.</p>	<p>Consider the location of development and the impact this will have upon air quality in emerging planning policies.</p>
<b>National Planning Practice Guidance (2014) CLG</b>	
<p>Air Quality</p> <p>Para 2 - Local Plans can affect air quality in a number of ways, including through what development is proposed and where, and the encouragement given to sustainable transport. Drawing on the review of air quality carried out for the local air quality management regime, the Local Plan may need to consider:</p> <ul style="list-style-type: none"> <li>• the potential cumulative impact of a number of smaller developments on air quality as well as the effect of more substantial developments;</li> <li>• the impact of point sources of air pollution; and,</li> <li>• ways in which new development would be appropriate in locations where air quality is or is likely to be a concern and not give rise to unacceptable risks from pollution.</li> </ul>	<p>Consider the location of development and the impact this will have upon air quality in emerging planning policies.</p>
<b>County</b>	
<b>Surrey Transport Plan: Air Quality Strategy (2016) SCC</b>	
<p>The Air Quality Strategy has one overriding aim and lists three objectives in order to meet that aim: To improve air</p>	<p>Promote sustainable methods of transport throughout the Borough</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>quality in AQMAs on the county road network.</p> <p>Objectives:</p> <ul style="list-style-type: none"> <li>• Working with the accountable borough or district council for each designated Air Quality Management Area (AQMA), to incorporate physical transport measures in the borough or district council's Infrastructure Delivery Plan... and agree options for supporting smarter travel choices... in order to reduce air pollution from road traffic sources;</li> <li>• To provide assistance to the borough and district councils in producing their review and assessment reports, and Action Plan progress reports; and,</li> <li>• To consider air quality impacts when identifying and assessing transport measures in Surrey.</li> </ul>	<p>and to neighbouring centres/authorities.</p>
<p><b>Climate</b></p>	
<p><b>International</b></p>	
<p><b>Kyoto Protocol on Climate Change, Doha Amendment 2012</b></p>	
<p>International agreement linked to the United Nations Framework Convention on Climate Change, which commits its Parties by setting internationally binding emission reduction targets. Target – to reduce emissions by 12.5% below 1990 levels (ended 2012).</p> <p>The 2012 Doha Amendment to the Kyoto Protocol includes: a revised list of greenhouse gases to be reported on by Parties in the second commitment period; and amendments to several articles of the Kyoto Protocol pertaining to the first commitment period and which needed to be updated for the second commitment period. UK target yet to be determined.</p>	<p>Ensure climate change and its causes are considered in emerging policies.</p>
<p><b>EU 2030 Energy Strategy, European Commission 2014</b></p>	
<p>Targets to be met by 2030:</p> <ul style="list-style-type: none"> <li>• a 40% cut in greenhouse gas emissions compared to 1990 levels at least a 27% share of renewable energy consumption</li> <li>• a 30% improvement in energy efficiency (compared to projections)</li> </ul>	<p>Ensure emerging policies contribute toward meeting the Energy Strategy's targets.</p>
<p><b>National</b></p>	
<p><b>Climate Change Act 2008</b></p>	
<p>The Act sets provisions to manage and respond to climate change in the UK through: setting ambitious targets, assuming powers to help achieve them, strengthening the institutional framework, enhancing the UK's ability to</p>	<p>Ensure emerging policies contribute</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>adapt to the impact of climate change and establishing clear and regular accountability to the UK, Parliament and devolved legislatures.</p> <p>The target for 2050: Ensure the net UK carbon account for the year 2050 is at least 80% lower than the 1990 baseline. This can be achieved by improving carbon management and helping the transition towards a low carbon economy in the UK.</p>	<p>toward and do not conflict with the targets of the Climate Change Act.</p>
<p><b>National Planning Policy Framework (2012) CLG</b></p>	
<p>Para 17 – one of the core planning principles is: -</p> <p>Support the transition to a low carbon future in a changing climate...</p> <p>Para 94 - Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change...</p> <p>Para 95 &amp; 97 - Local Planning Authorities should: -</p> <ul style="list-style-type: none"> <li>• Plan for new development in locations and ways which reduce greenhouse gas emissions</li> <li>• Actively support energy efficiency improvements</li> <li>• Have a positive strategy to promote energy from renewable and low carbon sources</li> <li>• Consider identifying suitable areas for renewable and low carbon energy sources</li> <li>• Support community led initiatives for renewable and low carbon energy</li> <li>• Para 99 – Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape.</li> </ul>	<p>Ensure emerging policies take account of methods to mitigate and adapt to climate change. Consider the location of development in order to reduce emissions and promote renewable and low carbon energy sources.</p>
<p><b>National Planning Practice Guidance (2014) CLG</b></p>	
<p><i>Climate Change</i></p> <p>Para 1 - In addition to the statutory requirement to take the Framework into account in the preparation of Local Plans, there is a statutory duty on local planning authorities to include policies in their Local Plan designed to tackle climate change and its impacts.</p> <p>Para 3 - There are many opportunities to integrate climate change mitigation and adaptation objectives into the Local Plan. Examples of mitigating climate change by reducing emissions:</p> <ul style="list-style-type: none"> <li>• Reducing the need to travel and providing for sustainable transport</li> <li>• Providing opportunities for renewable and low carbon energy technologies</li> <li>• Providing opportunities for decentralised energy and heating</li> </ul>	<p>Ensure emerging policies take account of the need to tackle climate change and its impacts.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> <li>Promoting low carbon design approaches to reduce energy consumption in buildings, such as passive solar design</li> </ul>	
<b>County</b>	
<b>Surrey Transport Plan: Climate Change Strategy (2011) SCC</b>	
<p>The aim of this strategy is to reduce carbon dioxide emissions from transport in Surrey and manage climate risks posed to transport infrastructure and transport services.</p> <p>This will be achieved through the following objectives:</p> <ul style="list-style-type: none"> <li>Reduce distance travelled by reducing the need to travel</li> <li>Increase the proportion of travel by sustainable modes such as walking and cycling, maintain public transport patronage and increase vehicle occupancy</li> <li>Switch to lower carbon vehicles, encourage efficient driving and manage traffic flows</li> <li>Reduce energy use of highway infrastructure and transport services</li> <li>Manage the risks posed to transport, by forecasted effects of climate change</li> </ul>	<p>Ensure the aim of the strategy is considered in emerging policies and in terms of where development is located.</p>
<b>Surrey County Council Rights of Way Improvement Plan</b>	
<p>The Plan, forms part of the Surrey Transport Plan. Rights of Way Improvement Plans are intended to be the main way in which local highway authorities identify the changes that need to be made to the local rights of way network to make it more useful to the public.</p> <p>The Plan:</p> <ul style="list-style-type: none"> <li>Refers to other relevant plans and strategies that may affect use of the network, including structure plans; local plans; healthy living; leisure; tourism; transport and community strategies</li> <li>Assesses where the existing rights of way network is considered to be deficient and where it could be changed to better reflect current needs</li> <li>Assesses the extent to which the rights of way network is accessible to blind and partially sighted people and those with mobility problems</li> <li>Indicates how any identified deficiencies could be remedied</li> </ul>	<p>Liaise with Surrey County Council to ensure the Local Plan supports and does not impede upon Rights of Ways in the Borough.</p>
<b>Local</b>	
<b>Surrey Heath Core Strategy &amp; Development Management Policies LDD (2012) SHBC</b>	
<p>Objective 10 – To minimise impact on climate change and to minimise effect of climate change upon the Borough through a reduction in greenhouse gas emissions and adoption of more environmentally friendly technologies and</p>	<p>Ensure emerging policies continue to account for minimising the</p>





Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>practices in both new and existing developments.</p> <p>Policy CP2 requires development to contribute to a reduction in CO2 emissions, include decentralised renewable and low carbon energy and be climate change resilient.</p> <p>Policy DM7 requires development to reduce its CO2 emissions in line with national targets and Policy DM8 supports schemes for standalone decentralised, renewable and low carbon energy including support for small scale community led initiatives.</p> <p>Policy DM9 requires water efficiency standards to be met and DM10 requires SUDS to a scale appropriate to the development.</p>	<p>impacts of climate change.</p>
<p><b>Material Assets</b></p>	
<p><b>National</b></p>	
<p><b>Community Infrastructure Levy (CIL) Regulations 2010 (as amended)</b></p>	
<p>Regulations make provision for the setting out of a charging schedule for local authorities to charge developers monies towards local or sub-strategic infrastructure.</p>	<p>Continue to monitor the approach of how CIL monies will be prioritised as set in the adopted Infrastructure Delivery Supplementary Planning Document (SPD) (2014) SHBC and CIL Charging Schedule.</p>
<p><b>National Planning Policy Framework (2012) CLG</b></p>	
<p>Para 50 - To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive mixed communities, local planning authorities should: -</p> <p>-Plan for a mix of housing based on current and future demographic trends, market trends and needs of different groups...</p> <p>-Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.</p>	<p>Ensure emerging policies take account of a range of opportunities for home ownership, a mix of housing type, size and tenure and plan for future demographic needs in the Borough.</p>
<p><b>National Planning Practice Guidance (2014) CLG</b></p>	
<p>Sets out guidance on implementing CIL. Explains how CIL should be collected, what kind of development is liable,</p>	<p>Continue to monitor the approach of</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
the stages of the process, how the levy relates to planning permission and how charging schedules should be prepared.	how CIL monies will be prioritised.
<b>County</b>	
<b>Surrey Minerals Plan: Core Strategy (2011) Surrey County Council</b>	
<p>Vision: - Exploitation of mineral resources and other mineral development in Surrey should be efficient, environmentally responsible, adequate, as far as possible, to meet the needs of the economy and should not impose significant adverse impacts on the community.</p> <p>This is encompassed in the following: - reducing demand for primary minerals by encouraging efficient use of resources and recycled materials, where appropriate, in preference to excavating new resources.</p>	Ensure policies are in accordance with the Surrey Minerals Plan.
<b>Local</b>	
<b>Surrey Heath Infrastructure Delivery Supplementary Planning Document (SPD) (2014) SHBC</b>	
Sets out the approach to delivering infrastructure required to support the Spatial Strategy outlined in the Surrey Heath Core Strategy and Development Management Policies DPD for the plan period 2011-2028. Identifies Surrey Heath's approach to delivering infrastructure priorities and S106 planning obligations after the implementation of CIL.	Ensure emerging policies comply with the approach set out in this document to delivering infrastructure.
<b>Community Infrastructure Levy Charging Schedule (2014) SHBC</b>	
Sets the chargeable rate of CIL per square metre by type of development, area of the Borough and Suitable Alternative Natural Greenspace (SANG) provision. The Council's Regulation 123 list sets out the infrastructure projects that may be funded or part funded through CIL. This prioritises SANG, open space and local transport projects.	Regularly review the priorities in the Regulation 123 list to ensure they are still of greatest significance.
<b>Surrey Heath Core Strategy &amp; Development Management Policies LDD (2012) SHBC</b>	
Policy CP3 sets a target of 3,240 net additional dwellings in Surrey Heath between 2011 and 2028. Policy CP5 sets out that 35% of all housing should be affordable (this will now only be applied on development sites of more than 10 dwellings following NPPG updates).	Ensure emerging policies continue to take account of a range of opportunities for home ownership.



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<b>Cultural Heritage (including Architectural &amp; Archaeological Heritage)</b>	
<b>National</b>	
<b>National Planning Policy Framework (2012) CLG</b>	
<p>Para 17 core planning principles – conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.</p> <p>Para 126 - Local planning authorities should set out in their Local Plans a positive strategy for the conservation and enjoyment of the historic environment...</p> <p>Para 156 - Local planning authorities should set out the strategic priorities for the area including... conservation and enhancement of the natural and historic environment including landscape.</p>	<p>Ensure emerging policies take account of the conservation and enjoyment of the historic environment.</p>
<b>National Planning Practice Guidance (2014) CLG</b>	
<i>Conserving and Enhancing the Historic Environment</i>	
<p>Para 4 (Referring to NPPF para 126) - In developing their strategy, local planning authorities should identify specific opportunities within their area for the conservation and enhancement of heritage assets.</p> <p>Para 6 - local planning authorities are encouraged to consider making clear and up to date information on their identified non-designated heritage assets. In this context, the inclusion of information about non-designated assets in Local Plans can be helpful.</p>	<p>Identify opportunities for the conservation and enhancement of heritage assets. Emerging policies should also reference non-designated heritage assets.</p>
<b>Landscape/Townscape</b>	
<b>International</b>	
<b>The European Landscape Convention (2004)</b>	
<p>The aims of the Convention are to promote landscape protection, management and planning, and to organise European co-operation on landscape issues.</p>	<p>Promote the value and importance of the Borough's landscape. Consider the implementation of a Landscape Character Area</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
	Assessment and strategy.
<b>National</b>	
<b>National Planning Policy Framework (2012) CLG</b>	
<p>Para 17 core planning principles – Take account of the different roles and character of different areas, promoting the vitality of main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside...</p> <p>Para 57 – It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p> <p>Para 109 – The planning system should contribute to and enhance the natural and local environment by: -</p> <p>-protecting and enhancing valued landscapes, geological conservation interest and soils</p> <p>Para 110 – Plans should allocate land with the least environmental or amenity value.</p>	<p>Ensure emerging policies contribute to and enhance the natural and local environment and development is allocated on land with the least environmental or amenity value.</p>
<b>National Planning Practice Guidance (2014) CLG</b>	
<p><i>Natural Environment</i></p> <p>Para 1 - Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.</p> <p>- Where appropriate, landscape character assessments should be prepared to complement Natural England's National Character Area profiles.</p> <p><i>Design</i></p> <p>Para 6 - Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.</p>	<p>Consider the implementation of a Landscape Character Area Assessment and strategy.</p>
<b>County</b>	
<b>Surrey Rural Strategy 2010-2015 (2010) Surrey Rural Partnership</b>	
A new Rural Strategy for Surrey is being developed to run from 2015 to 2020. The current Surrey Rural Strategy	Ensure emerging policies support



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>sets out a number of strategic objectives and action programmes over five years to address these objectives and work towards the achievement of a more sustainable future, whether social, economic or environmental for Surrey's rural areas.</p> <p>The aims of the Rural Strategy are to:</p> <ul style="list-style-type: none"> <li>• ensure active participation of all those concerned with actions to sustain Surrey's rural communities, rural economy, rural environment and countryside access</li> <li>• promote thriving rural communities with a high level of self-reliance and security, and good access to high quality public services</li> <li>• encourage a diverse and vibrant rural economy supporting stable levels of employment</li> <li>• Conserve the rural environment in sustainable ways, to enhance it where appropriate, maintain and improve biodiversity and enable local people and visitors to enjoy it for leisure and recreation.</li> </ul>	<p>the aims of the Rural Strategy.</p>
<b>Surrey Landscape Character Assessment (2015)</b>	
<p>The Surrey Landscape Character Assessment (LCA) is a comprehensive assessment of the landscape character of the county. It takes account of the framework of the National Character Areas recently reviewed by Natural England and describes variations in the landscape character at a county level.</p> <p>The Surrey Landscape Character Assessment forms part of the evidence base from which development and management strategies can be derived, with particular reference to the conservation, enhancement or restoration of the landscape. This fulfils one of the core principles in national planning policy to recognise the intrinsic character and beauty of the countryside, and the requirement for Local Plans to include policies for the conservation and enhancement of the natural environment, including landscape.</p>	<p>Include a Local Plan policy for the conservation and enhancement of the natural environment, including landscape.</p>
<b>Local</b>	
<b>Surrey Heath 5 Year strategy (2016)</b>	
<p>Relevant objectives include:</p> <ul style="list-style-type: none"> <li>• Protect, manage, maintain and enhance our parks and public open spaces including the provision of quality leisure facilities;</li> <li>• Encourage sustainable living and construction by promoting high quality building standards.</li> </ul>	<p>Ensure good design and the quality of the environment is considered in emerging policies.</p>
<b>Western Urban Area Character Supplementary Planning Document (2012) SHBC</b>	
<p>This Character SPD:</p> <ul style="list-style-type: none"> <li>• Identifies areas within the Western Urban Area which have a similar character and defines the key features</li> </ul>	<p>Ensure emerging policies take account of local distinctiveness and</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p>which contribute to this character;</p> <ul style="list-style-type: none"> <li>Identifies how new development should respond to its context and create or re-inforce local distinctiveness.</li> </ul>	<p>urban as well as rural character.</p>
<p><b>Lightwater Village Design Statement Supplementary Planning Document (2007)</b></p>	
<p>The objective of the Village Design Statement SPD is:</p> <ul style="list-style-type: none"> <li>To protect and enhance the local distinctiveness of Lightwater, in respect of its built environment and landscape, through guiding new development and other changes to the environment.</li> </ul>	<p>Ensure emerging policies take account of local distinctiveness of Lightwater</p>
<p><b>West End Village Design Statement Supplementary Planning Document (2016)</b></p>	
<p>The objective of the Village Design Statement SPD is:</p> <ul style="list-style-type: none"> <li>To protect and enhance the local distinctiveness of West End, in respect of its built environment and landscape, through guiding new development and other changes to the environment.</li> </ul>	<p>Ensure emerging policies take account of local distinctiveness of West End</p>
<p><b>Surrey Heath Core Strategy &amp; Development Management Policies LDD (2012) SHBC</b></p>	
<p>Policy DM9 requires development to respect and enhance the local, natural and historic environment in a rural or urban setting. DM9 also requires protection for trees and other vegetation worthy of retention and provision of high quality hard and soft landscaping.</p> <p>DM15 seeks to resist the loss or fragmentation of existing urban green space areas.</p>	<p>Ensure development respects local distinctiveness, its surrounding environment and setting.</p>
<p><b>Economy &amp; Employment</b></p>	
<p><b>National</b></p>	
<p><b>The Plan for Growth (March 2011) HM Treasury</b></p>	
<p>To make the UK one of the best places in Europe to start, finance and grow a business:</p> <ul style="list-style-type: none"> <li>radical changes to the planning system to support job creation by introducing a powerful presumption in favour of sustainable development; opening up more land for development, while retaining existing controls on Green Belt land; introducing new land auctions starting with public sector land; consulting on the liberalisation of use classes; and ensuring all planning applications and appeals will be processed in 12 months and major</li> </ul>	<p>Positively promote economic growth, particularly in locations accessible to strategic transport networks.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
infrastructure projects will be fast-tracked	
<b>National Planning Policy Framework (2012) CLG</b>	
<p>Para 17 core planning principles – proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.</p> <p>Para 19 – To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business...</p> <p>Para 20 – Planning policies should recognise and seek to address potential barriers to investment...</p> <p>Para 21 – In drawing up Local Plans, local planning authorities should: -</p> <ul style="list-style-type: none"> <li>-set criteria or identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the plan period.</li> <li>-identify and plan for new or emerging sectors likely to locate to an area.</li> </ul> <p>Para 22 – Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.</p> <p>Para 28 – Planning policies should support economic growth in rural areas...</p>	<p>Ensure that strategic employment sites for local and inward investment are identified in the local plan process. Establish future demand for economic growth in the Borough and plan proactively to ensure this can be met. Ensure the Council's employment evidence base is updated with a Joint Employment Land Review for the Functional Economic Area.</p>
<b>National Planning Practice Guidance (2014) CLG</b>	
<p><i>Housing and economic development needs assessments</i></p> <p>Para 30 - In understanding the current market in relation to economic and main town centre uses, plan makers should liaise closely with the business community to understand their current and potential future requirements.</p> <p>Para 33 - The increasing diversity of employment generating uses requires different policy responses and an appropriate variety of employment sites. The need for rural employment should not be overlooked.</p>	<p>Plan for a diverse range of business sectors that require a range of employment sites.</p>
<b>Local</b>	
<b>Surrey Strategic Partnership Plan 2010-2020 (2010)</b>	
Objective: We will sustain and promote our local economy so that our people can work and do business across Surrey Heath.	Ensure the properties of the plan are



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
	addressed through emerging policies.
<b>Surrey Heath Borough Council 5 Year Strategy (2016)</b>	
<p>Objectives include: - We will sustain and promote our local economy so that our people can work and do business across Surrey Heath</p> <p>Priorities include: - Improve learning, health and employment outcomes for children and young people, particularly the vulnerable and disadvantaged</p>	Support the priorities of the 5 Year Strategy through emerging policies.
<b>Surrey Heath Core Strategy &amp; Development Management Policies LDD (2012) SHBC</b>	
<p>Objective 12 – Maintain the economic role of the Borough within the Western Corridor and Blackwater Valley sub-region.</p> <p>Policy CP2 seeks development to promote smart economic growth which aims to supply a range of accessible employment opportunities, life-long learning and skills.</p> <p>Policy CP8 seeks to make provision for 7,500 new jobs to 2027.</p> <p>Policy DM1 supports the rural economy in particular farm diversification or adaptation/conversion of buildings for economic purposes.</p> <p>DM12 support the retail function of District/Local Centres and neighbourhood parades.</p>	Ensure economic growth and prosperity remain key themes in emerging policies.
<b>Transport</b>	
<b>National</b>	
<b>Door to Door: A Strategy For Improving Sustainable Transport Integration (2013) Department For Transport</b>	
<p>This document sets out a strategy in order to achieve improved integration of transport which sets out to:</p> <ul style="list-style-type: none"> <li>• make use of current and new technologies to give travellers access to the information they need to plan sustainable door-to-door journeys</li> <li>• improve ticketing choices and payment options so that more people can travel with a single transaction across multiple modes of transport;</li> <li>• increase choice through better connectivity and efficiency on transport; and</li> </ul>	Ensure emerging policies support the aims of the Strategy.





Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> <li>• make it easier to change between different modes of transport during a journey.</li> <li>•</li> </ul>	
<b>National Planning Policy Framework (2012) CLG</b>	
<p>Para 29 – The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.</p> <p>Para 30 – In preparing Local Plans local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.</p> <p>Para 34 - Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport maximised.</p>	<p>Emerging policies should support improved public transport and in particular sustainable transport modes. Accessibility should be a key consideration in where development will be allocated with particular regard to a reduced need to travel and good accessibility to sustainable modes of transport</p>
<b>National Planning Practice Guidance (2014) CLG</b>	
<p><i>Travel plans, transport assessments and statements in decision-taking</i></p> <p>Para 6 - Travel Plans, Transport Assessments and Statements can positively contribute to:</p> <ul style="list-style-type: none"> <li>• encouraging sustainable travel;</li> <li>• lessening traffic generation and its detrimental impacts;</li> <li>• reducing carbon emissions and climate impacts;</li> <li>• creating accessible, connected, inclusive communities;</li> <li>• improving health outcomes and quality of life;</li> <li>• improving road safety; and</li> <li>• reducing the need for new development to increase existing road capacity or provide new roads.</li> </ul> <p>Local planning authorities and developers should both consider the wider benefits of Travel Plans, Transport Assessments and Statements such as helping to promote the attractiveness of a district or site to new visitors and releasing land for development that would otherwise be taken up by required related parking.</p>	<p>Ensure emerging policies support the overarching objectives to be considered in Transport Plans listed in the NPPG.</p>
<b>County</b>	
<b>Surrey Transport Plan (2014) SCC</b>	
<p>Vision – To help people to meet their transport and travel needs effectively, reliably, safely and sustainably</p> <p>Objectives:</p>	<p>Ensure emerging policies support the objectives of the Surrey</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<ul style="list-style-type: none"> <li>• Effective transport: To facilitate end-to-end journeys for residents, business and visitors by maintaining the road network, delivering public transport services and, where appropriate, providing enhancements.</li> <li>• Reliable transport: To improve the journey time reliability of travel in Surrey.</li> <li>• Safe transport: To improve road safety and the security of the travelling public in Surrey.</li> <li>• Sustainable transport: To provide an integrated transport system that protects the environment, keeps people healthy and provides for lower carbon transport choices.</li> </ul>	<p>Transport Plan.</p>
<b>Local</b>	
<b>Surrey Heath Core Strategy &amp; Development Management Policies LDD (2012) SHBC</b>	
<p>Objective 11 – Improve travel choice and transport services to encourage sustainable travel patterns and, in particular reduce reliance on the private car.</p> <p>Policy CP11 states that working with partners the Borough Council will support proposals to improve public transport and will seek improvements to better integrate walking and cycling routes and facilities. Development generating a high number of trips will be directed toward previously developed land in sustainable locations.</p>	<p>Reflect the aims of the Core Strategy policies in emerging policies, ensuring more sustainable modes of transport and better integrated transport networks are promoted.</p>
<b>Waste</b>	
<b>International</b>	
<b>European Waste Framework Directive 2008/98/EC</b>	
<p>This Directive lays down measures to protect the environment and human health by preventing or reducing the adverse impacts of the generation and management of waste and by reducing overall impacts of resource use and improving the efficiency of such use.</p>	<p>Ensure that emerging policies take consideration of the environment and human health by aiming to reduce waste production where possible.</p>
<b>National</b>	
<b>Waste Management Plan For England (2013) DEFRA</b>	
<p>The plan does not introduce new policies or change the landscape of how waste is managed in England. Its core aim is to bring current waste management policies under the umbrella of one national plan. It provides the planning framework to enable local authorities to put forward strategies that identify sites and areas suitable for new or enhanced facilities to meet the waste management needs of their areas. Once finalised, the updated policy will replace Planning Policy Statement (PPS) 10 as the national planning policy for sustainable waste management.</p>	<p>Consider the aims of the plan in emerging policies.</p>



Plan or Programme and its Key Objectives / Requirements	How Objectives / Requirements might be Addressed
<p><i>PPS 10: Planning for Sustainable Waste Management (2011) CLG Help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but which is adequately catered for.</i></p>	
<b>County</b>	
<b>Surrey Waste Plan (2008) SCC</b>	
<p>The vision for the development of waste management facilities is: -</p> <ul style="list-style-type: none"> <li>• to protect human health and the environment by producing less waste and by using it as a resource wherever practicable; and</li> <li>• to deliver new and enhanced waste management facilities of the right type, in the right place and at the right time.</li> </ul>	<p>Ensure that emerging policies support the vision and aims of the plan.</p>
<b>A Plan for Waste Management: joint municipal waste management strategy (2010) Surrey Waste Partnership</b>	
<p>Vision: For a County in which resources are used and managed efficiently so that by 2026:</p> <ul style="list-style-type: none"> <li>• the amount of waste produced will continue to be reduced or reused materials reused, recycled or composted will exceed 70%</li> <li>• the environment will be protected and enhanced for future generations</li> </ul>	<p>Emerging policies should be in accordance with the vision and aims of the management plan.</p>
<b>Local</b>	
<b>Surrey Heath Core Strategy &amp; Development Management Policies LDD (2012) SHBC</b>	
<p>Objective 9 – To support the development of a waste strategy that improves levels of recycling and minimises waste production.</p> <p>Policy DM9 seeks development to incorporate measures for waste storage including recyclable waste.</p>	<p>Ensure emerging policies continue to support county and national waste management plans.</p>



## Baseline Information

- 2.1 In order to be able to predict and monitor the effects of an emerging Local Plan it is necessary to have an understanding of the Borough's current position or baseline across a full range of indicators.
- 2.2 The baseline position has been set out in a series of thematic areas (including the receiving environments as contained within Annex I(f) of the SEA Directive and Social/Economic criteria). This section will set out the likely future conditions including the effects associated with implementing a new Local Plan.

### Area description

- 2.3 The Borough of Surrey Heath lies in the north-west corner of Surrey and adjoins the counties of Hampshire and Berkshire. The western half of the Borough is mainly urban in character and comprises: Camberley, Frimley, Frimley Green, Mytchett and Deepcut. The eastern half of the Borough is predominantly countryside and/or Green Belt and includes the settlements of Bagshot and Lightwater and the villages of Bisley, Chobham, West End and Windlesham, including Snows Ride. In total the Borough covers some 9,507ha.
- 2.4 The Borough can be defined by three main landscape areas. The west of the Borough is defined by the lower lying Blackwater Valley which has been subject to extensive urban development over the last 50 years. The central area of the Borough is characterised by elevated ridge plateaus known as the Chobham ridges which support a predominantly heathland habitat. The third area to the east encompasses the river valleys of the Windlebrook/Halebourne/Millbourne and The Bourne.
- 2.5 The heathland areas in the Borough are internationally designated Special Protection Areas (SPA) and/or Special Areas of Conservation (SAC) which are also Sites of Special Scientific Interest (SSSI), and an additionally designated National Nature Reserve at Chobham Common. These areas take up approximately 23% of land in Surrey Heath. There are also numerous locally designated Sites of Nature Conservation Importance (SNCI) and one designated Local Nature Reserve (LNR). The heathland habitat is home to three protected species of ground nesting bird namely Woodlark, Nightjar and Dartford Warbler.
- 2.6 The M3 motorway is a major strategic transport route stretching from London to Southampton which crosses through the Borough from east to west and abuts the settlements of Camberley, Frimley, Bagshot and Lightwater. Other major highways which run through the Borough include the A331 Blackwater Relief Road which runs north to south along the western boundary, the A322 which connects junction 3 of the M3 with the towns of Bracknell to the North and Guildford to the South. The A30 runs east to west through the Borough and connects the Blackwater Valley with London and the South West of England.
- 2.7 Surrey Heath is served by three rail stations at Bagshot, Camberley and Frimley with trains operating on a branch line service between Ascot and Guildford. There are very limited direct links to London and as such commuters are required to change or commute to stations in neighbouring authority areas with faster services to London such as Farnborough, Brookwood or Sunningdale.
- 2.8 Fairoaks Airport lies in the East of the Borough close to the boundary with Runnymede and Woking Boroughs. The airport was identified in the Surrey Heath Local Plan 2000 as a Major Developed Site in the Green Belt.



## **Baseline Environment, Issues & Problems**

- 2.9 An analysis of the baseline environment has been broken down into key thematic areas. For ease of reading the baseline and future trends for implementation of a new Local Plan are summarised in Table 2-2 with a more in depth analysis of each thematic area set out after. Each theme also highlights current issues and problems.



**Table 2-2: Summary of Baseline & Future Trends**

**Table Key**

Improving situation	✓
Deteriorating Situation	x
No Change	-
Uncertain	?
Not Applicable	N/A

Page 218

Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
<b>Biodiversity (including fauna &amp; flora)</b>					
<b>Thames Basin Heaths Special Protection Area (SPA)</b> No increase in visitor numbers to the SPA	Number of people entering the SPA during 16 two hour samples forming a visitor survey	835 recorded visitors to the SPA in Surrey Heath according to a 32 hour survey sample period (2012/2013 dependent on specific location)	-	-	The figure of 835 visitors to the SPA in the Borough is comparable to the 816 visitors recorded in the previous survey conducted in 2005, with a marginal 2.3% increase in visitor numbers. The 2012/13 surveys were designed to replicate those held in 2005, both containing 16 two hour periods over 4 days at seven different entrances to the SPA in Surrey Heath. A report commissioned by Natural England, <i>Results of the 2012/13 visitor survey on the Thames Basin Heaths Special Protection Area (SPA)</i> states that <10% increase in the total count of visitors surveyed should be attributed to either location specific factors or unquantifiable sampling variation. Therefore a 2.3% increase in visitors during the 2012/13 survey does not demonstrate an overall increase in visitors to the SPA since 2005.
<b>Condition status of SSSI PSA target of 95% of SSSI unit to be in 'Favourable' or 'Unfavourable Recovering' status</b>					



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
<b>SSSI Unit</b>	<b>Indicator</b>	<b>Quantified Data (condition)</b>	<b>Current Trend</b>	<b>Future Trend</b>	
Broadmoor to Bagshot Woods & Heaths	% of SSSI unit in favourable or unfavourable recovering status	100% favourable or unfavourable recovering	-	-	Current baseline information suggests the majority of SSSI units are improving or meet PSA targets. Broadmoor to Bagshot Woods and Heaths has been in consistently good condition in recent years. When last reviewed in 2014, the SSSI was in 100% favourable or unfavourable recovering condition and it remains in this position in 2016.
Colony Bog to Bagshot Heath	% of SSSI unit in favourable or unfavourable recovering status	99% favourable or unfavourable recovering	-	-	<b>Since 2014, Colony Bog to Bagshot Heath has retained its status at 99% favourable or unfavourable recovering condition. See page 35 of AMR</b>
Ash to Brookwood Heaths	% of SSSI unit in favourable or unfavourable recovering status	99% favourable or unfavourable recovering	✓	-	The status of Ash to Brookwood Heaths has improved since 2014 from 93% to 99% favourable or unfavourable recovering condition, demonstrating a positive trend.
Chobham Common	% of SSSI unit in favourable or unfavourable recovering status	100% favourable or unfavourable recovering	-	-	The situation at Chobham Common has been retained at 100% favourable or unfavourable recovering.
Basingstoke Canal	% of SSSI unit in favourable or unfavourable recovering status	27% favourable or unfavourable recovering	-	?	Basingstoke Canal remains in the same condition with only 27% of the SSSI at favourable or unfavourable recovering status. The Future trend for the SSSIs' condition is generally positive as it is considered that management regimes are likely to be implemented which will steadily bring about improvements. The situation for Basingstoke Canal has remained static since 2010 largely due to overshadowing of the canal from trees which deposit leaf litter resulting in the re-suspension of solids in the water column. The other SSSIs displaying constant trends of 'no change' have reached the required PSA target. Due to new inflows, there is limited impact on acidity from ground and surface water flows and



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
					contamination by road salt.
<b>SNCIs</b> Retain all 56 (100%) of Surrey Heath's SNCIs in favourable condition	Condition by individual site and % of sites in favourable or unfavourable condition	Favourable – 28 sites (51%) Unfavourable recovering – 5 sites (9%) Unfavourable – 2 sites (4%) Unfavourable declining – 9 sites (16%) Permission to resurvey not granted – 11 sites (20%)	?	?	No national targets set for condition of SNCIs but it is considered the local target should be set to retain in favourable status. This target has not been met, with 51% of SNCIs classified as in favourable status. It is not possible to determine the current or future trends of the SNCIs' condition at this time. The condition of individual SNCIs has not been recorded during previous surveys and as such a trend cannot be identified. However, once the SNCIs are resurveyed it will be possible to identify trends and monitor their condition more closely.
<b>Population</b>					
<b>Population profile</b> No target	Population of the Borough	Total population = 88,100 (ONS 2015 mid-year estimate)	N/A	N/A	Population of Surrey Heath has risen by 7800 since 2001 which is an increase of 9.7%. The average age is moving towards an older profile.
<b>Indices of Deprivation</b> No target	Rank in the Indices of Multiple Deprivation 2015	Surrey Heath ranked 285 of the 326 Local Authorities in England, with 326 being the least deprived. This is	x	?	Whilst Surrey Heath is one of the least deprived L/As in the country, it now ranks 39 lower than in the previous Indices of Deprivation release in 2010, which is a notable negative trend. In addition, there are two Lower Super Output Areas (LSOAs) in the Borough which now rank in the 30% most deprived LSOAs nationally. This also demonstrates a negative trend, as in 2010, they were ranked in the bottom 40% nationally. One is located in





Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
		significantly lower than the authority's previous rank at 324 in 2010, representing a higher level of comparative deprivation against other Local Authorities in England.			Old Dean ward and the other is in St Michaels ward. Deprivation indices are derived from a broad range of factors and it is therefore difficult to determine the Borough's future position. The negative trend in deprivation rankings has not been a consistent feature.
<b>Crime</b> No target identified	Number of offences recorded per 1000 people in 2015/2016 period.  - Total (all crime)	Number of offences per 1000 people in Surrey Heath and Surrey average (in brackets):  44 (51)	x	-	Surrey Heath's level of crime is below the Surrey average. The Borough had the third lowest crime rate (per 1000 population) of the 11 Surrey Local Authorities over 2015/16. However, the level of crime in Surrey Heath has risen when compared to the same period over the year 2014/2015. Prior to this, it had fallen from 2013/14. Therefore, a continuing negative trend is not evident, and the rate has remained relatively consistent overall.
<b>Human Health</b>					
<b>Health Profile</b> No target	Rating of general health condition (2011)	86.8% of Surrey Heath residents rated their health as 'good' or 'very good', whilst 3.2% rated their health as 'bad' or 'very bad'.	✓	✓	The % of residents describing their health as 'good' or 'very good' is significantly above the England average of 81.4%. It has also risen considerably higher than the Surrey Heath figure of 76.7% in 2001. The % of residents describing their health as 'bad' or 'very bad' is lower than the England average of 5.4%. It has also fallen considerably lower than the Surrey Heath figure of 5.3% in 2001. These figures demonstrate positive trends of residents' health in the Borough.



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
<b>Life Expectancy at Birth</b> No target	Average life expectancy age (period 2012-14)	Average life expectancy in Surrey Heath was 81.4 years for males and 83.9 years for females over the period of 2011-2013.	-	✓	According to ONS data, the England average life expectancy was 79.5 years for males and 83.2 years for females over the period of 2012-2014 (Surrey Heath life expectancy was therefore 1.9 and 0.7 years above the national average for males and females respectively). The average life expectancy in Surrey Heath was 81.3 for males and 84.4 for females over the period of 2009-2011, demonstrating a positive current trend for males, but a negative trend for females in the Borough over the 4 year period. Overall, in the last decade both male and female trends have been positive in Surrey Heath and it is thought that life expectancy will continue to increase as it is nationally.
<b>Child Health</b> No target	Child obesity rates at year 6 (2014/15)	Child obesity at Year 6 age = 13.8%	-	-	Child obesity for Year 6 children is lower than the England average and has decreased in Surrey Heath since the previous monitoring period 2013/14. Prior to this, it had risen from 2012/13. Overall, the rate of child obesity in the Borough has remained fairly stable, and there is no evidence to suggest this will change in the future.
<b>Economy &amp; Employment</b>					
<b>Employment</b>	% of economically active people in employment	80.4% of economically active residents in employment (Jul 2015 – Jun 2016)	-	-	This compares to the southeast average of 77.3% and national average of 73.8% during the same period. In Surrey Heath is demonstrates a relatively static trend with a previous average of 82.4% in 14/15 and in 78.0% 13/14.
<b>Unemployment</b> No target	Unemployment Rate (%) of economically active people unemployed boroughwide	3.0% Unemployed in Surrey Heath (Jul 2015 – Jun 2016)	✓	✓	According to Nomis Official Labour Market Statistics, the rate of unemployment amongst economically active people in Surrey Heath is low compared to both the southeast (4.1%) and national (5.1%) averages for the same period. Previous rates in Surrey Heath were 3.2% in 14/15 and in 4.3% 13/14. Therefore a positive trend has been demonstrated.
<b>Job Seekers</b>	% of JSA	0.5% of the working age	✓	✓	The rate of JSA claimants of working age in Surrey Heath on the base date of February 2016 was 0.6% according to Nomis Labour



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
<b>Allowance</b> No target	claimants	population of Surrey Heath (Feb 2016)			Market Statistics. This compares favourably to the South East (0.9%) and UK (1.5%) averages in February 2016 and with the previous Surrey Heath figures of 0.6% in Feb 2015 and 1.2% in Feb 2014.
<b>Household Earnings</b> No target	Average gross weekly earnings by residence	£654.40 per week in Surrey Heath (2015)	-	?	This data from ONS resident earnings analysis only takes into account full time workers. In recent years, the figure for this indicator has fluctuated in Surrey Heath, whilst in the wider southeast and nationally, the average weekly earnings are demonstrated to be consistently growing. However, the figure remains well above the southeast (£574.90) and national (£529.60) averages. It is difficult to predict any future trends, as the Surrey Heath figure has fluctuated for the past decade, perhaps due to a period of economic uncertainty.
<b>Labour Demand</b> No target	Job density as a ratio of total jobs to population aged 16-64	Surrey Heath job density in 2014: – 1.13	✓	✓	According to ONS figures, in Surrey Heath there is a greater job density per person in 2014 than in 2013 (1.06) and 2012 (1.04) demonstrating, overall a positive trend in the Borough. The density also compares favourably with both southeast (0.85) and national (0.82) figures in 2014. Economic growth is expected to continue in Surrey Heath and the Functional Economic Area in which it falls.
<b>Vacancy Rates (offices)</b> No target	Borough Wide vacancy rate	Surrey Heath office vacancy rate = 9% (CoStar data October, 2016)	✓	✓	At 9%, the figure of office vacancies has significantly fallen across the Borough from 15% in 2015 and 18% in 2014, demonstrating a continuing positive trend.
<b>Vacancy Rates (Industrial)</b> No target	Borough Wide vacancy rate	Surrey Heath industrial space vacancy rate = 3% (Costar data October 2016)	✓	✓	Industrial vacancy rates are low, at 3% in October 2016. This is down from 5% in both October 2015 and 2014. This trend is expected to continue into the future, and is recognised as a possible constraint on supply.
<b>Vacancy Rates</b>	District & Local Centres' vacancy	Surrey Heath retail space	-	✓	Retail vacancy rates are low, at 2.5% in October 2016. This is a marginal increase from the previous 2 years (approx. 2% vacancy



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
<b>(Retail)</b> No target	rates	vacancy rate = 2.5% (Costar data October 2016)			rates in 2014 and 2015), but a dramatic reduction from 21% in October 2011. Costar forecasts predict a future reduction in retail vacancies.
<b>Transport</b>					
<b>Methods of Travel to work</b> No Target	Travel to Work Patterns by mode of transport  Working from home - Underground rail - Train - Bus or coach - Taxi - Motorcycle or moped - Driving a car or van - Passenger in a car or van - Bicycle - On foot - Other -	Census 2011 Method of Travel to Work (%) in Surrey Heath and 2001 Census data for this indicator in brackets, ONS:  8% (11%) 0% (0%) 6% (5%) 2% (2%) 0% (0%)  1% (1%) 70% (68%)  4% (5%) 2% (1%) 7% (7%) 1% (0%)	x	?	The main mode of travel is by car, which has increased slightly since 2001. Sustainable modes of transport such as cycling and walking remain low, as do rail and bus travel. This is in part, due to the main town of Camberley being located on a branch line with slow or indirect services to London and other large centres.
<b>Car Ownership</b> No target	Households with no car or van	Census 2011 – Surrey Heath has 10% households with no car / van and 56% with 2 or more cars / vans.	N/A	N/A	Surrey Heath has a much lower proportion of households with no car or van than both the southeast (18.6%) and national (25.8%) averages from the Census 2011. The Borough has a much higher proportion of households with 2 or more cars than southeast and national averages from Census 2011.



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
<b>Strategic Road Network Capacity</b> No Target	Capacity between junctions 2-4a of M3	Approximately 130,000 vehicle use per day between junctions 2 & 4a. The majority of this section of the M3 is in Surrey Heath.	x	✓	The Highways Agency is working to improve the M3 between junctions 2 to 4a to mitigate the high levels of congestion on the road with smart technology, providing a 4th lane to increase capacity and, allowing operators to manage the motorway lanes and traffic flow. This is likely to increase vehicle capacity by 30%. Whilst overall uptake of this won't be immediate, demand is expected to grow. It is expected that the project will be completed in spring 2017.
<b>Congestion</b> No Target	Highways over capacity	Approximately 66,000 vehicles (Annual Average Daily Traffic) pass through the Meadows gyratory (SCC application to Enterprise M3, June 2013)	x	-	There are a limited number of local highways at or over capacity within the Borough. Following completion of the M3 Smart Motorway, it is likely that some congestion will be relieved on the A30 (which is a parallel route) as well as the M3 itself. However, the A322 and A331 which meet the M3 at junctions 3 and 4 respectively already suffer from peak time congestion and will likely become more congested as the primary routes to the M3. This will be mitigated to some extent by highways projects such as the Meadows Gyratory improvements and proposed improvements to the A322 at junction 3 of the M3.
<b>Rail Services</b> No target	Usage of rail services - footfall at rail stations in Surrey Heath	Entries, exists & interchange at: - <b>Camberley</b> – 460,372 <b>Frimley</b> – 210,102 <b>Bagshot</b> – 166,896 (Office of Rail Regulation Statistics 2014/15)	✓	-	Camberley, Bagshot and Frimley railway stations have poor access to London Waterloo. Journey times last an average duration of 1 hour 15 minutes (from Camberley railway station); the longest within the county. Many commuters living in Surrey Heath use nearby faster services from stations outside the Borough at Farnborough, Woking and Sunningdale. Footfall at Camberley station has increased slightly since previous assessed annual periods in 2009/10 (439,678) and 2013/14 (455,070) but services remain slow indicating a continuing outward migration of commuters to stations in other Local Authorities.



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
<b>Cultural Heritage (Including Architectural &amp; Archaeological Heritage)</b>					
<b>Heritage Assets</b> 'No loss or damage to heritage assets and their settings'	Number and extent of heritage assets	Grade I - 1 Grade II* - 5 Grade II – 175 Locally Listed Buildings – 203 Conservation Areas – 9 Historic Parks & Gardens – 2 Scheduled Monuments – 4 (as of October 2016)	-	-	Over recent years, there has been an increase of 4.no Grade II Statutory Listed Buildings in Surrey Heath. A small number of Locally Listed Buildings have been lost.
	Condition of historic assets	No sites or buildings on the 'Heritage at Risk' register, Historic England 2016	-	-	No indication that the condition of statutory heritage assets in Surrey Heath are currently at risk.
<b>Material Assets</b>					
<b>Use of Brownfield Land</b> 'Achieve 60% of all new and converted dwellings on	% of dwellings built on PDL	96.7% of dwellings built on PDL (AMR 2015-16)	✓	-	The figure exceeds the target % and has increased year upon year since 2013/14. There are not any large unimplemented permissions or sites under construction that are on non-PDL, so the figures are not expected to reduce in following years.



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
Previously Developed Land (PDL)					
<b>Housing Type</b> '35% of net additional housing to be affordable'	% of completions which are 'affordable housing'	7% net completions of dwellings = affordable housing (Surrey Heath AMR 2015-16)	✓	?	The figure of 7% is an increase from 0% in the previous AMR year, 5% in the year prior to that and 9.% in 2012/13. This is still not close to the required target of 35% total housing completions. There is strong demand for affordable housing due to high and increasing cost of living in the Borough. However, it is difficult to determine whether the upward trend of provision will continue due to Permitted Development Rights and developer viability cases.
<b>Gypsy and Traveller Pitches</b> 'Provide 19 Gypsy and Traveller pitches by 2027'	Number of Gypsy and Traveller pitches provided	Pitches provided in 2015-16: 0	-	?	There is a need to provide 19 Gypsy & Traveller pitches in the Borough. None have been delivered in 2015/16 or previous AMR years, with insufficient pitches to meet demand as of yet. The issue is likely to continue in absence of a new Local Plan.
<b>Infrastructure</b> No target	Infrastructure delivery	% projects from 2013 IDP delivered in target timescales (AMR 2015/16):  Completed or in line with indicative phasing: 62.5%  Not commenced within indicative phasing: 37.5%	-	-	Infrastructure capacity is generally appropriate to the Borough. The Strategic Road Network (SRN) is temporarily affected during the construction period of the M3 Smart Motorway Project. However, upon completion, this will provide some relief until capacity is filled. The Borough's Infrastructure Delivery Plan (IDP) is partially on target, with a range of projects that will help to improve the overall infrastructure capacity in Surrey Heath. There are ongoing projects outlined in the IDP that will assist in continually delivering infrastructure to meet the Borough's needs.



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
<b>Landscape/Townscape</b>					
<b>Landscape and Townscape</b>  'Achieve no greater loss than 10% of open space or recreational areas over plan period'	Landscape/Townscape character	No quantified data for landscape/townscape	N/A	N/A	Landscape/townscape in the majority of the Borough is fairly static and this is unlikely to change significantly in the future. The allocated site of Princess Royal Barracks Deepcut is likely to have negative impacts of landscape which will be reduced in magnitude through landscaping and considering key views and vistas.
	% open space or recreational areas lost to other uses	Loss open space or recreational areas = 0%  There has been no change to green space designations. (AMR 2015-16)	-	-	No planning applications were completed that would lead to a net loss of green spaces, nor has this occurred in recent years. Countryside and Green Belt designations have not been altered or revised.
<b>Climate</b>					
<b>Carbon Dioxide Emissions</b>  Target: Reduce CO <sub>2</sub> emissions to 34% below 1990 levels by 2020	% reduction in CO emissions from 1990 levels	Most recent information for 2014. Reduction = 12.8% and 31.7% within the scope of Local authorities (Department of Energy & Climate Change, 2014)	✓	✓	When measured in 2014, the level of CO emissions in Surrey Heath was 584.2 kilotonnes. This has reduced considerably from the 1990 base rate of 670 kilotonnes and the trend is expected to continue.
<b>Flood Risk</b>  Target: 0% of all applications to be	% of all applications in Surrey Heath granted contrary	0% applications granted contrary to EA advice	-	-	No applications were granted contrary to EA advice in the annual period of 2015/16 as well as for the previous period of 2014/15. It is also not expected that applications will be granted contrary to EA advice in future. An updated Strategic Flood Risk Assessment





Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
granted contrary to Environment Agency (EA) advice	to EA advice	(AMR 2015/16)			was published in 2015 and demonstrates that variations in the Flood Zones in Surrey Heath are minimal.
	No. of properties at risk from a 1% annual probability river flood	250-500 properties identified as being at risk in Surrey Heath (Thames Catchment Flood Management Plan, EA 2009)	-	-	Some areas of the Borough are affected by fluvial flood risk, the extent of which is unlikely to change even when considering climate change allowances. The Upper Blackwater Valley sub-area is identified as a locality with ' <i>expanding towns in floodplain locations</i> '. This affects the area in the very west of the Borough, namely; Frimley, Frimley Green, Mytchett and western Camberley. However, with the continuation of applications not being granted contrary to EA advice, this situation should not deteriorate.
	No. of properties at risk of flooding from Basingstoke Canal	No evidence of a flood event in recent years	-	-	There is limited potential for overtopping from bank sections of the canal in Mytchett and Frimley, as water levels are actively managed by the Canal Authority. The greatest risk would be from a sudden unforeseen failure of an earth embankment or culvert passing under the channel.
<b>Soil</b>					
<b>Land affected by contamination</b> No target	Contaminated Land in Surrey Heath	No additional sites of contaminated land identified	-	-	No target for land affected by contamination. Current information does not suggest any current contamination issues.
<b>Air</b>					
<b>Air Quality Management Areas (AQMA)</b> Not to exceed an annual mean of	No. of AQMAs	Surrey Heath has 1 AQMA	-	-	The 1 AQMA in the Borough is based along a stretch of the M3 corridor in the western half of the Borough, close to Camberley and Frimley. The number of AQMAs has not increased or decreased in the Borough. The AQMA was declared due to excessive Nitrogen Dioxide. It is not expected that any additional AQMAs will be declared in the Borough.



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
40µgm <sup>-3</sup>	Annual mean NO <sub>2</sub> concentration in Surrey Heath AQMA	50µg/m <sup>3</sup>	x	-	In the 2011 Surrey Transport Plan, the AQMA was found to be in compliance with NO <sub>2</sub> and PM <sub>10</sub> objectives and was likely to be revoked pending another year's data. However, since 2011, the mean concentration of Nitrogen dioxide has increased to 50µg/m <sup>3</sup> and consequently, it is unlikely the AQMA will be revoked until three years data is shown to be under the average required. The completion of the M3 Smart Motorway is expected to reduce congestion, but increase overall number of vehicles using the road and therefore, the situation is unlikely to change.
<b>Water</b>					
<b>Water Quality</b> Target: Reach 'Good' ecological status by 2027	Rivers Blackwater, Hale/Millbourne and Bourne	See comments	-	✓	The Thames River Basin Management Plan identifies river Blackwater in 'moderate' ecological status up to 2015 with 'good' status by 2027. The plan identifies the river Hale/Millbourne in 'moderate' status with improvement to good by 2015. As such ecological quality of rivers Blackwater, Hale/Millbourne should improve over time.
Target: Meet 'Good' qualitative status by 2027	Groundwater		x	✓	Thames River Management Plan identifies Groundwater Zone G6 (Chobham Bagshot Beds) as 'Poor' with targets to meet 'Good' qualitative status by 2027. Given the targets expressed in the RBMP water quality should improve over time.
<b>Water Resource</b> No target	Resource & Groundwater	See comments	-	?	The South East is identified as an area of high water stress. South East Water and Veolia Water identify sufficient water supply to 2035.  Surface water resource availability is considered good in both the Loddon and Wey catchments, but these are affected by the Thames Catchment, which overrides this to 'no water available'. The Thames Catchment itself has limited availability of surface water.  Basingstoke Canal has suffered from water shortages and low levels in summer months which may be improved by development



Theme and Target	Indicator	Quantified Data	Trend	Future Trend	Comments
					<p>at the Princess Royal Barracks, Deepcut through re-charge from SUDS.</p> <p>Overall, it is difficult to predict how the situation will evolve in future years, in absence of strategic measures to address water stress in the SE region of England.</p>
<b>Waste</b>					
<p><b>Waste recycling</b></p> <p>Target: 50% of waste sent for reuse, recycling and composting by 2050.</p>	% waste sent for reuse, recycling or composting	61.88% (Department of Waste Management, 2016)	-	-	Household waste levels are rising, but recycling rates remain above target, at 61.88%. This is consistent with the amount sent for recycling etc in recent years.



## **Biodiversity (including flora & fauna)**

- 2.11 The Borough of Surrey Heath contains 5 Sites of Special Scientific Interest (SSSI), 4 of which are also internationally designated as Special Protection Area (SPA) and/or Special Area of Conservation (SAC) and one National Nature Reserve at Chobham Common, the largest in Southeast England, covering 574.3ha. There are also numerous locally designated sites such as Sites of Nature Conservation Importance (SNCI) and 2 Local Nature Reserves.
- 2.12 Specifically, the SPA/SAC has been designated for supporting heathland habitat which in turn supports three species of ground nesting birds, the Dartford Warbler, Woodlark and Nightjar. All three species are protected under the Birds Directive (2009/147/EC). The areas of heathland habitat are designated by the Habitats Directive (92/43/EEC, as amended) and the Birds Directive (2009/147/EC) and form part of the wider Thames Basin Heaths Special Protection Area (SPA) which includes elements of the Thursley, Ash, Pirbright and Chobham Common Special Area of Conservation (SAC). The whole of Surrey Heath lies within 5km of the Thames Basin Heaths SPA. Together SPA and SAC sites form the Natura 2000 Europe-wide network of nature protected areas.
- 2.13 Advice from Natural England is that development for net additional dwellings within 5km of the SPA is likely to lead to increased recreational pressure arising from increased population. The increase in recreational pressure is likely to lead to significant effects on the SPA and as such development should not be permitted without any form of avoidance measures. Furthermore, Natural England considers that there are no avoidance measures capable of accommodating net additional dwellings within 400m of the SPA due to urbanising impacts although other forms of development can be permitted. Consequently, a 400m buffer zone has been designated around the perimeter of the SPA, where no additional residential units will be permitted.
- 2.14 In order to accommodate residential development within a 5km zone around the SPA (but outside 400m) Natural England working with local authorities affected by the SPA has produced The Thames Basin Heaths Delivery Framework. The Framework sets out the mechanism to avoid adverse impact to the SPA. This includes the provision of Suitable Alternative Natural Greenspace (SANG) to act as land for general recreation to divert people away from the SPA. In addition to SANG, a Strategic Access Management & Monitoring (SAMM) project has been introduced which puts into place SPA wide monitoring and management.
- 2.15 Surrey Heath Borough Council adopted the Thames Basin Heaths SPA Avoidance Strategy Supplementary Planning Document in January 2012. This document provides general guidance on the Council's approach to avoidance of likely significant effect on the Thames Basin Heaths SPA arising from new development. Principally, it underpins the approach pursued by Surrey Heath in order to allocate SANG to residential development as well as the sustained implementation of a 400m buffer zone and collection of SAMM monies.
- 2.16 There is one SSSI, namely Basingstoke Canal that falls partly within Surrey Heath, but does not form part of the Thames Basin Heaths SPA (or Thursley, Ash, Pirbright & Chobham Common SAC). Figure 4 (p.59) shows the locations of international and national ecological designations in Surrey Heath, including SAC, SPA, SSSIs and National Nature Reserves. Table 2-3 shows the condition of the SSSI units annually from 2013-2016 and whether PSA targets<sup>3</sup> are met. The trend is generally positive, with 4 of the 5 sites meeting PSA Targets in 2016, whereas in previous assessments this number did not exceed 2.

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<sup>3</sup> PSA target is 95% (or above) of sites to be in favourable or unfavourable/recovering status by 2010. Although this date has passed, the target of 95% has been retained by the Borough Council.



2.17 Other protected species in Surrey Heath include badgers, dormice, great crested newts, natterjack toads and smooth snakes. Nationally and Internationally important species include: hobby, stonechat, sand lizard, marsh club-moss, swan-neck moss, marsh fern and *Oxyopes heterophthalmus* (a heathland spider). Green and blue infrastructure and waterbodies within the Borough provide opportunities to create coherent ecological networks.





Figure 3: Ecological Designations in Surrey Heath

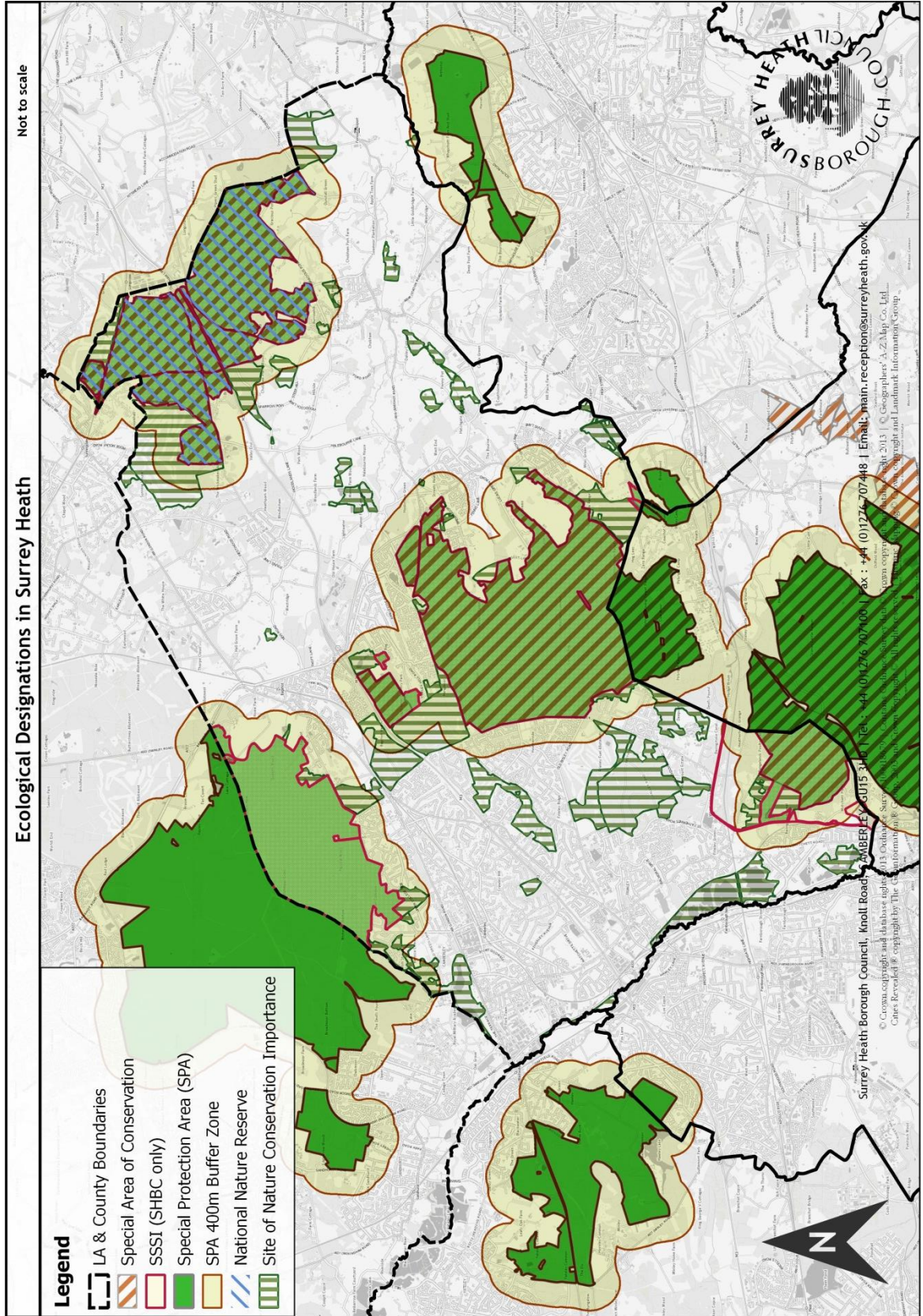
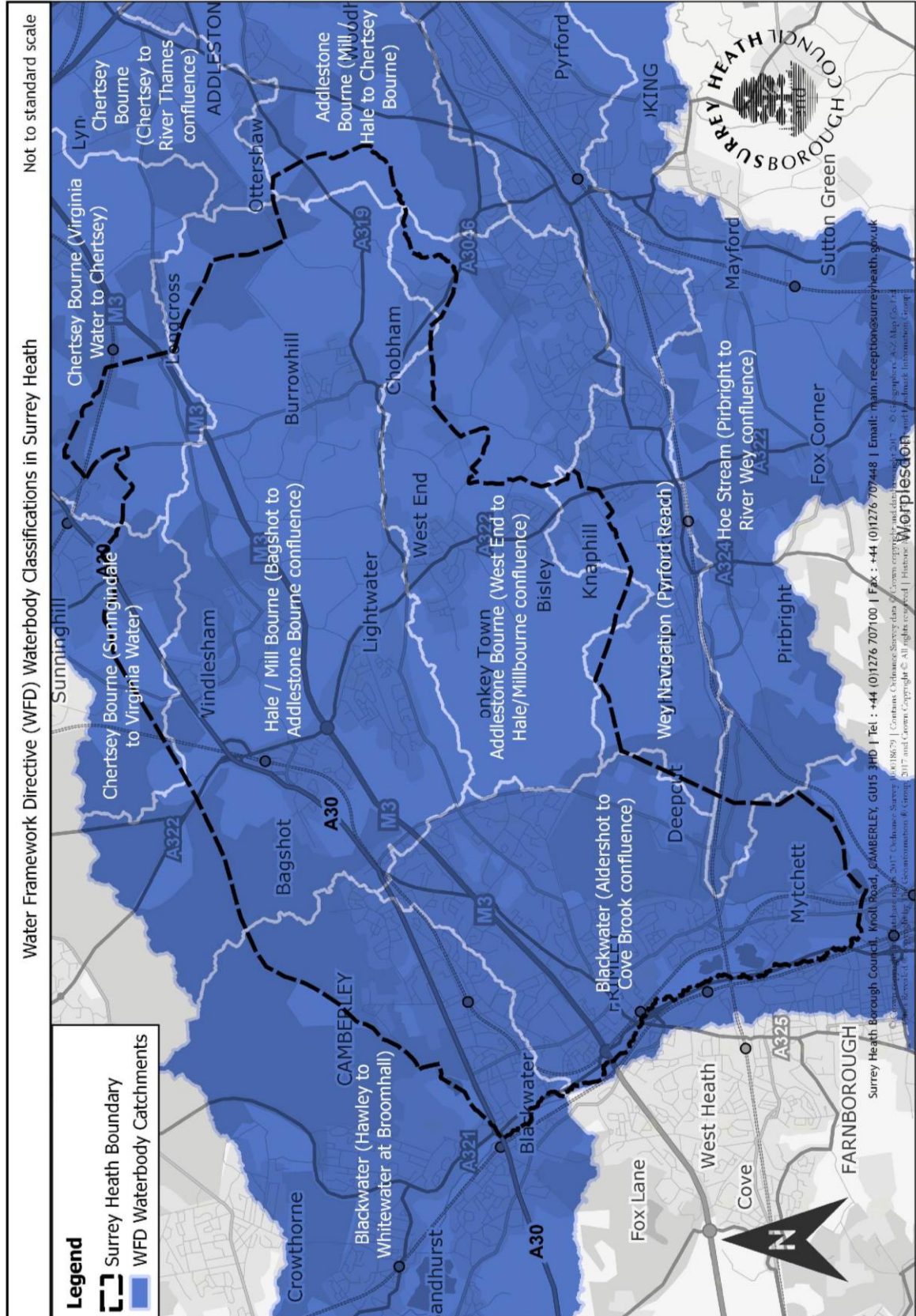






Figure 4: Water Framework Directive Waterbody Catchments in Surrey Heath





**Table 2-3: Condition Status of SSSI units**

Name of SSSI	Area Meeting PSA Target 2017	Area Meeting PSA Target 2016	Area Meeting PSA Target 2015	Area Meeting PSA Target 2014	Area Meeting PSA Target 2013
<b>Broadmoor to Bagshot Woods &amp; Heaths</b>	100.00%	100.00%	100%	100%	100%
<b>Colony Bog to Bagshot Heath</b>	99%	99%	99%	99%	99%
<b>Ash to Brookwood Heaths</b>	99%	99%	93%	93%	93%
<b>Chobham Common</b>	100%	100%	100%	100%	94%
<b>Basingstoke Canal</b>	27%	27%	27%	27%	27%

2.18 The Borough also contains a number of locally designated sites such as Sites of Nature Conservation Importance (SNCIs). All 56 SNCIs in Surrey Heath were assessed in 2011/12 and it was determined that 51% (28 sites) were in favourable condition. This falls significantly short of the Borough target of 100%. However a trend cannot be identified at this time, as the condition of SNCIs in Surrey Heath had not previously been recorded. There are 2 further local designations, namely Brentmoor Heath and Bisley & West End Common Local Nature Reserves covering areas of 59ha and 55.5ha respectively.

*Likely Future Conditions, Issues and Problems*

- 2.19 The general trend is an improving condition for areas of biodiversity importance both at International and national level. A general improving trend is likely to continue into the future as better management regimes are implemented. The area of sites covered by international, national and local designations is not expected to change significantly.
- 2.20 The issue of an increasing population is likely to continue to place pressure on designated sites. Therefore the need to protect internationally designated sites and the securing of avoidance measures is an issue likely to continue into the future. Problems identified include one SSSI unit not being in a favourable, unfavourable/recovering condition and therefore not meeting PSA targets. The Basingstoke Canal SSSI may improve over time with potential water recharge from the development at the Princess Royal Barracks but this is uncertain.
- 2.21 In terms of locally designated sites, the overall proportion of the Borough's 56 SNCIs in favourable condition is relatively low at 51% compared to the ambitious target to retain 100% in favourable condition. In many cases, SNCIs are not in the Council's ownership and consequently, the extent and speed to which such habitats can be restored to a favourable condition relies largely on the actions of landowners. It is therefore uncertain how quickly their condition will improve and difficult to anticipate a future trend.





<i>Issue or Problem</i>	<i>Source</i>	<i>How will the Local Plan address this?</i>
Persistent recreational pressure on SPA leading to deterioration and/or fragmentation of habitat including SSSI units.	Baseline Information Thames Basin Heaths Delivery Framework Natural England Commissioned Visitor Surveys of SPA	Policy should continue to ensure all net additional residential development will require SPA avoidance measures in the form of SANG and make contribution toward SAMM. The overarching approach to SANG & SAMM should be consistent with Natural England's Thames Basin Heaths Delivery Framework, the Borough's adopted Community Infrastructure Levy SPD and Thames Basin Heaths SPA Avoidance Strategy subject to any future amendments.
Condition Status of non-SPA, SSSI units not meeting PSA targets.	Baseline Information from Natural England and the AMR	There is one SSSI unit that is not also SPA/SAC designated, namely, the Basingstoke Canal. The condition of the Basingstoke Canal is primarily a land management issue. The extent and speed to which such a habitat can be restored to a favourable position is uncertain and relies largely on Natural England working with landowners.
Condition status of SNCI uncertain	Baseline Information from Surrey Wildlife Trust surveys	The survey work last undertaken in 2011/12 proposed some minor amendments to site boundaries which have not yet been implemented. However no further surveys of the SNCIs have been undertaken since this date and it therefore may not accurately reflect the current situation. It would therefore be necessary to commission a future survey in order for the results to be accurate in informing future Local Plan policies.



## Population

2.22 The baseline population of the Borough currently stands at around 88,100<sup>4</sup> of which 49.7% were male and 50.3% female. As demonstrated in Table 2-4, the population has grown from 80,314 in 2001, representing an increase of 9.8% compared to a Surrey-wide increase of 9.3% for the same period. The ethnic mix of residents is predominantly white Northern Irish/British at 84.9%. White (Other) accounts for 5.3% of the Borough's population and the remaining 9.8% is derived of Black and Minority Ethnic groups (BME), the largest of which is Asian or British Asian at 6.2%. This is a lower BME population than the England average but higher than the South East of England. Table 2-5 on the following page, sets out the Ethnicity of the Borough with the South East of England and England according to Census 2011.

**Table 2-4: Overall Population of Surrey Heath, South East and England<sup>5</sup>**

Year	Surrey Heath	South East	Great Britain
2001	80,314	8,023,400	57,424,200
2002	80,400	8,045,200	57,668,100
2003	80,900	8,087,900	57,931,700
2004	81,600	8,133,100	58,236,300
2005	82,300	8,202,900	58,685,500
2006	83,300	8,270,900	59,084,000
2007	84,200	8,351,400	59,557,400
2008	84,300	8,426,400	60,044,600
2009	85,100	8,490,900	60,467,200
2010	85,800	8,577,800	60,954,600
2011	86,400	8,652,800	61,470,800
2012	86,600	8,724,700	61,881,400
2013	86,900	8,792,600	62,275,900
2014	87,500	8,873,800	62,756,300
2015	88,100	8,947,900	63,258,400

<sup>4</sup> ONS 2015 Mid-year estimates – accessed from NOMIS  
[www.nomisweb.co.uk/reports/lmp/la/1946157335/report.aspx](http://www.nomisweb.co.uk/reports/lmp/la/1946157335/report.aspx)

<sup>5</sup> As for reference 2



**Table 2-5: Ethnicity in Surrey Heath, South East and England<sup>6</sup>**

Ethnicity	Surrey Heath	South East	England
<b>White; Northern Irish/British (%)</b>	84.9	85.2	79.8
<b>White; Other White (%)</b>	5.3	5.5	5.7
<b>Mixed (%)</b>	1.9	2	2.2
<b>Asian/Asian British (%)</b>	6.2	5.2	7.7
<b>Black/African/Caribbean/Black British (%)</b>	1	1.6	3.4
<b>Any Other Ethnic Group (%)</b>	0.7	0.6	0.9

- 2.23 There has been a notable increase in the BME population of Surrey Heath from 2001 to 2011 and it is possible this trend may continue. The growing Nepalese community in neighbouring Rushmoor Borough could also impact levels of inward migration of this minority group to Surrey Heath. This increase in the Nepalese population, particularly in this specific area of the South East could also go some way to explaining the 3.2% increase of the 'Asian or Asian British' BME group in the Borough in the 10 year period between 2001 and 2011.
- 2.24 The age structure of the Borough's population is set out in Table 2-5. Compared to the South East and England, Surrey Heath has a slightly lower percentage of people aged under 30. The Borough has the same percentage of people aged over 65 as England at 16.7%, which is slightly lower than the figure of 17.1% for the South East of England. This is higher than the figure of 13% of people aged over 65 recorded in Surrey Heath in the Census 2001, which goes some way toward demonstrating that the Borough contains an ageing population. The mean age of the population in Surrey Heath is 40.2 which is slightly older than both the South East of England and England.

**Table 2-6: Age Breakdown of Population by Number and (%)<sup>7</sup>**

Age Range	Surrey Heath	South East	England
<b>Age 0 to 4</b>	5,129 (6%)	534,235 (6.2%)	3,318,449 (6.3%)
<b>Age 5 to 7</b>	3,145 (3.7%)	299,327 (3.5%)	1,827,610 (3.4%)
<b>Age 8 to 9</b>	2,008 (2.3%)	188,731 (2.2%)	1,145,022 (2.2%)
<b>Age 10 to 14</b>	5,464 (6.3%)	512,875 (5.9%)	3,080,929 (5.8%)
<b>Age 15</b>	1,096 (1.3%)	106,916 (1.2%)	650,826 (1.2%)
<b>Age 16 to 17</b>	2,288 (2.7%)	217,612 (2.5%)	1,314,124 (2.5%)

<sup>6</sup> Census 2011. Available at: [www.neighbourhood.statistics.gov.uk/dissemination/](http://www.neighbourhood.statistics.gov.uk/dissemination/)

<sup>7</sup> Census 2011



Age Range	Surrey Heath	South East	England
Age 18 to 19	1,747 (2%)	217,156 (2.5%)	1,375,315 (2.6%)
Age 20 to 24	4,207 (4.9%)	534,287 (6.2%)	3,595,321 (6.8%)
Age 25 to 29	4,581 (5.3%)	528,057 (6.1%)	3,650,881 (6.9%)
Age 30 to 44	18,306 (21.3%)	1,761,278 (20.4%)	10,944,271 (20.6%)
Age 45 to 59	18,481 (21.5%)	1,716,857 (19.9%)	10,276,902 (19.4%)
Age 60 to 64	5,287 (6.1%)	535,399 (6.2%)	3,172,277 (6%)
Age 65 to 74	7,668 (8.9%)	763,695 (8.8%)	4,552,283 (8.6%)
Age 75 to 84	4,909 (5.7%)	501,118 (5.8%)	2,928,118 (5.5%)
Age 85 to 89	1,182 (1.4%)	139,576 (1.6%)	776,311 (1.5%)
Age 90 and Over	646 (0.7%)	77,631 (0.9%)	403,817 (0.8%)
<b>Total</b>	<b>86,144</b>	<b>8,634,750</b>	<b>53,012,456</b>
<b>Mean Age (Years)</b>	<b>40.2</b>	<b>40</b>	<b>39.3</b>

2.25 Surrey Heath has a higher population density by some margin when compared to the South East and England as whole, with more than double the number of persons per hectare than both the South East and England. The Borough's population density has increased by 0.6 persons per hectare in the intermittent period between Census 2001 and 2011, reflecting the overall increase in Surrey Heath's population.

**Table 2-7: Population Density<sup>8</sup>**

Variable	Surrey Heath	South East	England
<b>All Usual Residents (2011)</b>	86,144	8,634,750	53,012,456
<b>Area (Hectares)</b>	9,509	1,906,965	13,027,843
<b>Density (Number of Persons per Hectare)</b>	9.1	4.5	4.1

2.26 Indices of Multiple Deprivation (IMD) provide an indication of deprivation levels for a number of topic areas including health, employment etc. and give an overall score

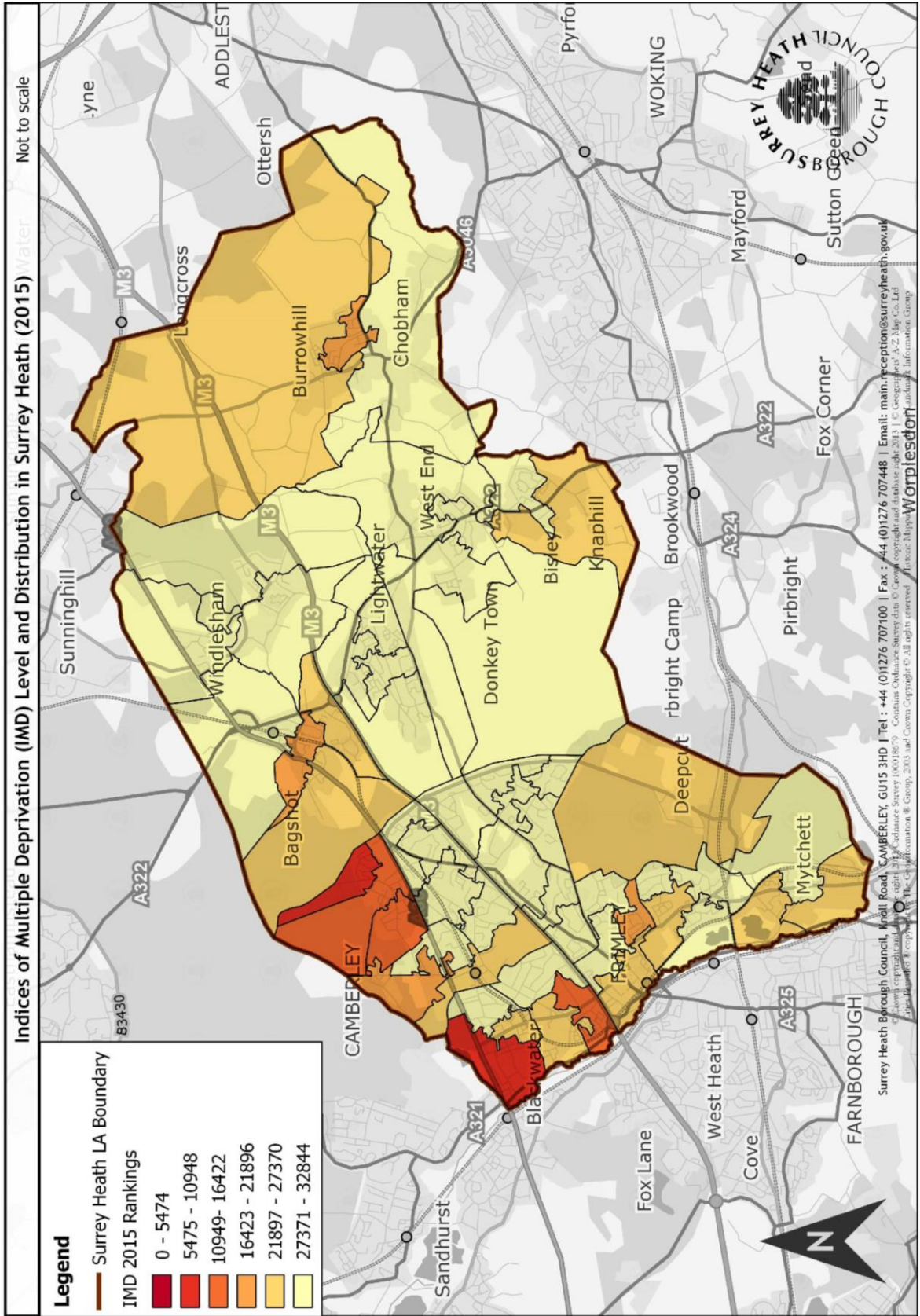
<sup>8</sup> Census 2011



derived from these indicators. Combined IMD scores for 2015 show that Surrey Heath was ranked 285 of 326 Local Authorities, which has fallen from 324 in 2010. There are pockets of relative deprivation in certain areas of the Borough such as Old Dean and York Town in Camberley, as illustrated in the Lower Super Output Areas' (LSOAs) IMD scores and rankings. Indeed, two LSOAs, one in Old Dean ward and one in St Michaels ward were ranked in the 30% most deprived areas nationally.



Figure 5: IMD Distribution for Lower Super Output Areas in Surrey Heath (2015 Rankings)







*Likely Future Conditions, Issues and Problems*

- 2.27 There positioning of Surrey Heath in the 2015 IMD has fallen 39 places below its rank in the 2010 IMD, demonstrating an overall increase in deprivation, relative to the 325 other Local Authorities measured in England. However, the borough is still within the top 15% least deprived local areas in 2015. It is considered that Surrey Heath will continue to be an area of low deprivation but with small pockets remaining, particularly in the largest settlement of Camberley.
- 2.28 The population profile of Surrey Heath is likely to remain relatively static but, along with national and local trends, continue an inclination toward an ageing profile, with more people over 65 and less under 30. Surrey Heath’s profile is ageing at a faster pace than the county wide rate. This is likely to be reflected in future age profiles.
- 2.29 An increasing population is likely to require additional housing and infrastructure, and place pressure on existing services and facilities. An ageing population may require bespoke services and housing needs and lead to new employment opportunities being filled by people from outside of the Borough, resulting in increased in-commuting and associated issues with congestion and transport infrastructure. This is unlikely to be off-set by a rise in the pensionable age.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Increasing population likely to require additional housing and related infrastructure	Baseline Information	The Objectively Assessed Housing Need will be assessed alongside other evidence to determine the Local Plan’s housing targets, but will need to ensure no significant effect on SPA.
Ageing population may require bespoke services and housing needs	Baseline information	Future policy should recognise the need for housing an ageing population and/or those with specialised needs.
Reduction in working age population and a consistent demand for industrial accommodation may result in increased in-commuting which is unlikely to be off-set by increase in pension age.	Baseline information	Policies should require preferred development locations to be situated near existing infrastructure
Enabling a high quality of life for all residents in the Borough, where the overall affluence can mask areas of deprivation. Notably 2 LSOAs in the main settlement of Camberley, which are in the bottom 30% of deprived areas nationally.	Baseline information and IMD 2015	Policies should encourage a mix of uses and enable opportunities for community development and cohesion across the Borough. Necessary infrastructure to support development will also need to be delivered.



## Human Health

- 2.29 The World Health Organisation defines health as a state of complete physical, mental and social well-being and not merely the absence of disease<sup>9</sup>. Health can be affected by both environmental and social factors such as poor air quality or high levels of deprivation.
- 2.30 Surrey Heath is currently ranked as the 20<sup>th</sup> best area in the UK in terms of quality of life rankings<sup>10</sup>, the same position as its previous ranking achieved in 2014, and higher than the Borough's 2013 position of 24<sup>th</sup>. Life expectancy (from birth) in Surrey Heath is on average 81.4 years for males, slightly higher than the South East & England averages of 80.5 and 79.5 years respectively. Female life expectancy in Surrey Heath at 83.9 is slightly lower than the South East average of 84.0 but higher than the England average of 83.2 years.
- 2.31 As shown in Table 2-8, the general trend since 2008-10 is of a slight increase in male life expectancy (with the exception of the period 2010-12). Female life expectancy increased between 2008-10 and 2009-11, but has dropped slightly in more recent years. There is no obvious reason for this and no apparent correlation when compared with deprivation or other health statistics. Notwithstanding the 0.6 year decrease between 2009-11 and 2011-13, female life expectancy remains relatively high in the Borough and has increased slightly again from 2011-13 to 2012-14.

**Table 2-8: Life Expectancy Age in Years (from birth) 2008-2014<sup>11</sup>**

2 Year Period (for males)	Surrey Heath	South East	England
2008-10	80.7	79.7	78.5
2009-11	81.3	80.0	78.9
2010-12	81.1	80.3	79.2
2011-13	81.4	80.4	79.4
2012-14	81.4	80.5	79.5
2 Year Period (for females)	Surrey Heath	South East	England
2008-10	84.3	83.4	82.5
2009-11	84.4	83.8	82.9
2010-12	84.1	83.8	83.0
2011-13	83.8	83.9	83.1
2012-14	83.9	84.0	83.2

<sup>9</sup> World Health Organisation (1948) Preamble to Constitution of the World Health Organisation

<sup>10</sup> Quality of Life Rankings (December 2015) Halifax. Available at: <https://static.halifax.co.uk/assets/pdf/mortgages/pdf/Change-of-Hart-not-this-year-18th-December-2015-Housing-Release.pdf>

<sup>11</sup> ONS Life expectancy at birth and at age 65, 1991-93 to 2012-14





- 2.32 The overall health of residents has been measured in the Census 2011. As demonstrated in Table 2-9, Surrey Heath contains a relatively healthy resident population, with 86.8% of the Borough's residents in either good or very good health, compared to 83.6% and 81.4% of the population of the South East and England respectively. Furthermore, there are fewer residents in bad or very bad health in Surrey Heath at 3.2% compared to 4.4% in the South East and 5.4% in England.

**Table 2-9: Resident Population's Condition of Health (%)<sup>12</sup>**

Health Condition	Surrey Heath	South East	England
Very Good Health (%)	53.5	49	47.2
Good Health (%)	33.3	34.6	34.2
Fair Health (%)	10	12	13.1
Bad Health (%)	2.5	3.4	4.2
Very Bad Health (%)	0.7	1	1.2

- 2.33 Local health profiles<sup>13</sup> show that the level of physically active children is better than the England average with 13.8% of year 6 pupils classified as obese in the Borough compared to the England average of 19.1% in 2014-15. Meanwhile, 23.2% adults were recorded as obese in 2012-13 which is broadly similar to the England average of 23%. The Local Health Profile 2016 monitors indicators for 'Life Expectancy and Causes of Death' including: Excess winter deaths, life expectancy at birth, infant mortality, smoking related deaths, suicide rate, cardiovascular deaths in Under 75s, Deaths from cancer in under 75s. All indicators monitored for Surrey Heath recorded rates that are lower than England averages with the exception of 1 indicator, 'Killed and seriously injured on roads', which has also been higher than average in previous years.
- 2.34 Health benefits can come from the provision of open space and leisure facilities. The Borough currently maintains 4.32ha of space for children and young people which equates to 0.05ha per 1,000 people. This is below the Fields in Trust Benchmark Standard of 0.8ha of children's playing space per 1,000 people.
- 2.35 The Borough maintains 457ha of space for outdoor sports facilities, although if golf is excluded this figure drops to 236ha of which 36% comprises school playing fields. Excluding golf amenity space, this equates to a figure of approximately 2.7ha outdoor sports facilities per 1000 people which is above the Fields in Trust Benchmark Standard of 1.6ha per 1000 people or in the case of rural communities, 1.76 per 1000 people. There are also 11.2ha of allotments equating to 0.14ha per 1,000 population. The most up-to-date study of outdoor sports facilities included those maintained by Surrey Heath and other bodies such as Parish Councils.

<sup>12</sup> Census 2011

<sup>13</sup> Public Health England Local Health Profiles 2016 available at: [www.apho.org.uk/default.aspx](http://www.apho.org.uk/default.aspx)



- 2.36 With regard to health, the Basingstoke Canal offers an important recreational resource in the south of the Borough and a near recreational use. It links to the recreational facilities at Frimley Lodge Park.

*Likely Future Conditions, Issues and Problems*

- 2.36 It is considered that low levels of health deprivation will remain into the future and life expectancy will continue to follow an overall rising trend, mirroring trends nationally, albeit with the potential for some anomaly years to occur in either male or female life expectancy. The increase in the percentage of the Borough's residents in good or very good health indicates that this rising trend will continue.
- 2.37 Increased life expectancy brings with it potential issues and problems of limiting long term illness which has implications for quality of life and available health services. This could be tempered by the Borough benefitting from open space and leisure provision, more of which may be implemented over time. The amount of outdoor sports facilities per 1000 people currently exceeds Fields in Trust Standards. However, it is important to note an apparent shortfall of play space for children.
- 2.38 From 2011-2016 the Surrey Heath Local Health Profiles have shown that the Borough consistently has a rate of people killed or seriously injured on roads that is higher than the England average. The cause of this recent trend is difficult to identify, but suggests there is a need to work with the highways authority, Surrey County Council in order to determine potential causes and seek approaches in how to reduce this figure.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Increased life expectancy increases pressure on health services	Baseline Information	Policy should encourage any large scale future development to be self-sustaining with suitable infrastructure delivery to cater for the increasing and ageing population of the Borough.



## Economy & Employment

- 2.39 Despite the post 2007 economic downturn, the Surrey Heath economy is stable, with low rates of unemployment (3.0%)<sup>14</sup> compared to the South East (4.1%) and UK as a whole (5.1%). However, as demonstrated in Table 2-10, the percentage of the Borough's population of a working age is declining. Surrey Heath's working age population is also less than the averages for the South East and Great Britain. This is unlikely to change significantly, notwithstanding any proposed increases in pensionable age.

**Table 2-10: Working Age Population in Surrey Heath (age 16 - 64)**

Date	Surrey Heath Total Working Age Population	Surrey Heath (%)	South East (%)	Great Britain (%)
2011	55,100	63.8	63.7	64.7
2012	54,500	62.9	63.1	64.2
2013	54,300	62.5	62.7	63.8
2014	54,400	62.2	62.4	63.5
2015	54,600	62.0	62.2	63.3

- 2.40 The majority of Surrey Heath residents are employed as managers/directors/senior officials, associates or professionals (57.2%), higher than the average for the South East and Great Britain, as demonstrated in Table 2-11. Meanwhile, the proportion of the working population of Surrey Heath in manual/machine operative or elementary occupations (6.8% estimated) is far lower than in both the South East and Great Britain.
- 2.41 The majority of employment floorspace is located within designated Core Employment Areas, based in the main settlements of Camberley and Frimley in the west of the Borough. Camberley Town Centre continues to retain some employment floorspace for offices, though this has declined in recent years, partly due to the ability to convert offices in to residential accommodation under expanded (May 2013) Permitted Development Rights.

**Table 2-11: Standard Occupational Classification Groups in Surrey Heath<sup>15</sup>**

Occupation Group	Surrey Heath (total)	Surrey Heath (%)	South East (%)	Great Britain (%)
<b>Standard Occupational Classification (SOC) 2010 major group 1-3</b>	<b>26,700</b>	<b>57.2</b>	<b>49.1</b>	<b>44.9</b>
1 Managers, directors and senior officials	5,900	12.5	11.9	10.5
2 Professional occupations	11,700	25.1	21.8	20.0
3 Associate professional & technical	9,100	19.6	15.2	14.2
<b>SOC 2010 major group 4-5</b>	<b>8,700</b>	<b>18.6</b>	<b>20.9</b>	<b>21.2</b>
4 Administrative & secretarial	6,800	14.6	10.7	10.5
5 Skilled trades occupations	1,900	4	10.2	10.5

<sup>14</sup> Nomis official labour market statistics: Labour Market Profile – Surrey Heath Labour Supply

<sup>15</sup> ONS Annual Population Survey (Jul 2015-Jun 2016) – Accessed from NOMIS



Occupation Group	Surrey Heath (total)	Surrey Heath (%)	South East (%)	Great Britain (%)
<b>SOC 2010 major group 6-7</b>	<b>8,100</b>	<b>17.4</b>	<b>16.1</b>	<b>16.8</b>
6 Caring, leisure and Other Service occupations	5,200	11.2	9.0	9.2
7 Sales and customer service occs	2,900	6.2	7.1	7.5
<b>SOC 2010 major group 8-9</b>	<b>3,174</b>	<b>6.8</b>	<b>13.9</b>	<b>17.2</b>
8 Process plant & machine operatives	/	/	4.9	6.4
9 Elementary occupations	/	/	8.9	10.7

/ = Information not available since sample size is too small to produce reliable estimates

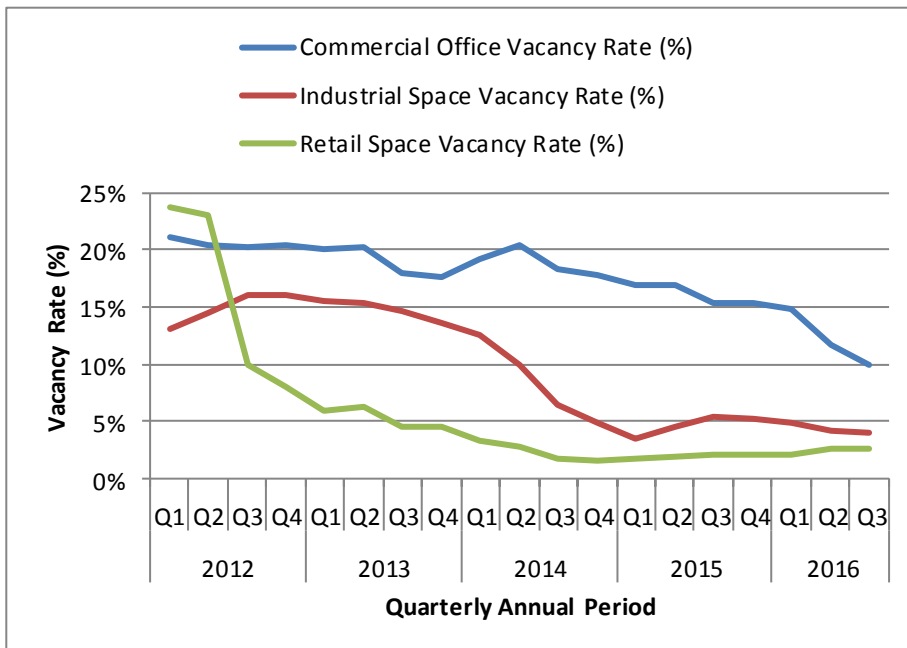
- 2.42 A Joint Employment Land Review (ELR)<sup>16</sup> of Hart, Rushmoor and Surrey Heath which form a Functional Economic Area (FEA) was published in June 2015. The study demonstrates a supply of employment land in Surrey Heath at January 2015 of 6.98ha. This figure is generated from extant planning permissions and one allocated site. The overall figure can be separated into estimates of office, industrial/warehousing, as well as 'flexible' B class employment floorspace. The flexible category accounts for mostly large scale outline planning permissions such as 'build to suit' units generally intended to contain a mix of both industrial/warehouse and office floorspace. As such, in terms of supply there is an estimated 600sqm of office space, 2200sqm of industrial/warehouse space and 41,200sqm of 'flexible' B class employment floorspace in the Borough (January 2015).
- 2.43 According to data from CoStar UK Ltd<sup>17</sup> the Borough has an office vacancy rate of 9.8% recorded in November 2016, as demonstrated in Figure 6. This has fallen considerably over the past 5 years. Meanwhile, the Borough's industrial vacancy rate is 4.1% (November 2016) and has also reduced considerably over a 5 year period. The office and industrial vacancy rates recorded for the South East of England are 7.8% and 3.8% respectively (November 2016), demonstrating that Surrey Heath has slightly higher vacancy rates than the regional averages. However, Surrey Heath's vacancy rates have reduced more rapidly than the regional averages, over the past 5 years.

<sup>16</sup> Hart Rushmoor Surrey Heath ELR 2015. Available at - <http://www.surreyheath.gov.uk/planning/planningpolicyandconservation/backgroundsurveys.htm>

<sup>17</sup> CoStar employment data for the period 2011-2016 obtained internally at Surrey Heath Borough Council from Costar UK Ltd.



**Figure 6: Office, Industrial & Retail Vacancy Rates in Surrey Heath from 2012-2016<sup>18</sup>**



- 2.44 Retail vacancy rates are also recorded by CoStar UK Ltd. The rate recorded in the Borough in November 2016 is 2.5%. This represents a marked reduction from the Borough’s peak retail vacancy rate of 24.1% in 2011. In comparison, at 1.8%, the South East regional average retail vacancy rate is lower than the Borough’s in November 2016. The South East rate peaked in 2012 at 7%, and has therefore not seen such a notable reduction as the rate in Surrey Heath.
- 2.45 Retail vacancies in Surrey Heath’s District and Local Centres were recorded in a survey held during August and July 2012. At the time, vacancy rates remained low throughout these centres, with an overall rate of 5.4% comparing favourably to the August 2012 national average of 14.3%. Furthermore, most centres contained a majority of A1 units, as displayed in Table 2-12.

**Table 2-12: Vacancy Rates of Retail Uses in District and Local Centres (July-Aug 2012)<sup>19</sup>**

Location	Designation	Number of A1 Units in use	Number of A2-A5 Units in Use	Vacant units	Vacant units (%)	Total Number of Units
<b>Bagshot</b>	Primary & Secondary Shopping Area	20	15	3	<b>7.9%</b>	38
<b>Frimley</b>	Primary & Secondary Shopping Area	35	25	4	<b>6.3%</b>	64
<b>Bisley</b>	Local Shopping Centre/Parade (units 206, 202, 199 Guildford)	3	0	0	<b>0%</b>	3

<sup>18</sup> CoStar UK Ltd vacancy data accessed November 2016

<sup>19</sup> Retail Study, July-August 2012, Surrey Heath Borough Council



Location	Designation	Number of A1 Units in use	Number of A2-A5 Units in Use	Vacant units	Vacant units (%)	Total Number of Units
	Road)					
<b>Camberley - Old Dean Parade</b>	Local Shopping Centre/Parade	6	6	2	<b>14.3%</b>	14
<b>Camberley - London Road/Frimley Road Parade</b>	Local Shopping Centre/Parade	5	4	0	<b>0%</b>	10
<b>Camberley - Frimley Road Parade</b>	Local Shopping Centre/Parade	10	8	2	<b>10.5%</b>	19
<b>Chobham</b>	Local Shopping Centre/Parade	25	12	2	<b>5.1%</b>	39
<b>Deepcut</b>	Local Shopping Centre/Parade	3	3	0	<b>0%</b>	6
<b>Frimley - Farm Road Parade</b>	Local Shopping Centre/Parade	4	2	0	<b>0%</b>	6
<b>Frimley - Heatherside</b>	Local Shopping Centre/Parade	5	3	0	<b>0%</b>	8
<b>Frimley Green</b>	Local Shopping Centre/Parade	7	10	1	<b>5.3%</b>	19
<b>Frimley Green - Beaumaris Parade</b>	Local Shopping Centre/Parade	2	1	0	<b>0%</b>	3
<b>Lightwater</b>	Local Shopping Centre/Parade 1-7 The Square	12	10	0	<b>0%</b>	22
<b>Mytchett</b>	Local Shopping Centre/Parade	9	4	1	<b>7.1%</b>	14
<b>Windlesham</b>	Local Shopping Centre/Parade	12	2	0	<b>0%</b>	14
<b>West End</b>	Local Shopping Centre/Parade	5	1	0	<b>0%</b>	6

*Likely Future Conditions, Issues and Problems*

- 2.46 It is considered that low levels of both income and employment deprivation will continue into the future given the relative buoyancy of the local economy, access to larger employment centres such as London and Reading, and low unemployment in comparison with the national picture.
- 2.47 Office vacancy rates in Surrey Heath have fallen in the past few years, although the rate still remains higher than the regional average. It is possible that the office vacancy rate will continue to reduce. This is partially as a result of the updated General Permitted Development Order (GPDO 2015) which has made permanent the right to convert offices to residential accommodation through the Prior Approval process.



2.48 The Borough's retail centres at both District and Local level will continue to play a role in meeting people's day to day needs. However, maintaining low vacancy rates is uncertain as is the balance of retail uses in such centres. District/Local Centres may come under pressure from nearby large out of centre retail stores or pressure to convert existing A1 uses to other A or non-A uses. An updated Retail Study will be conducted by the Council as part of the Local Plan evidence base work. This will demonstrate the level of vitality in centres and whether vacancy rates have remained low.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Borough office vacancy rate 2% above SE regional average	Baseline Information  Employment Land Review 2015	Future Policy should seek to protect Core Employment Areas / Strategic Employment Sites. However, where employment sites no longer meet the requirements of their occupiers, have high vacancy rates or have been eroded by other non-employment uses, boundary changes may be required and in some cases the sites will not be allocated.
Maintain low level of vacancies in District and Local Centres, with a balance of uses	Baseline information	It is important that policy continues to protect District and Local centres. An updated Retail Study should review primary and secondary frontages and local shopping parades and modify where necessary to ensure continued viability of centres.



## Transport

- 2.49 Government Policy recognises the need to reduce congestion on the highway network and to encourage other, more sustainable forms of transport including walking and cycling. The key mode of transport within the Borough is the private car which is used for 70% of Surrey Heath resident's travel to work patterns. Meanwhile, public transport, including walking and cycling contribute to 17% of travel to work patterns<sup>20</sup>. The percentage of Surrey Heath residents using a car or van to travel to work is considerably higher than both the South East and England averages. Bus patronage, cycling and walking are lower than the South East and England averages.
- 2.50 A higher than average proportion of residents in Surrey Heath work from home and the proportion of residents commuting by train is higher than the England average but lower than the South East. Consequently, car ownership in Surrey Heath is high with 90% of households owning at least 1 car or van. This is higher than the South East and England averages of 81% and 74% respectively.

**Table 2-13: Travel to Work Patterns in Surrey Heath (% of population aged 16-74 excluding those not currently working)<sup>20</sup>**

Method of Travel to Work (Resident Population)	Surrey Heath	South East	England
Work mainly at or from home	8%	7%	5%
Underground, metro, light rail or tram	0%	0%	4%
Train	6%	7%	5%
Bus, minibus or coach	2%	4%	7%
Taxi or minicab	0%	0%	1%
Driving a car or van	70%	61%	57%
Passenger in a car or van	4%	5%	5%
Motorcycle, scooter or moped	1%	1%	1%
Bicycle	2%	3%	3%
On foot	7%	11%	11%
Other	1%	1%	1%

- 2.51 The M3 motorway runs northeast to southwest through the Borough and forms part of the Strategic Road Network operated by the Highways Agency. The Draft Surrey Heath Local Transport Strategy<sup>21</sup> identifies the M3 corridor from Junction 2 to Junction 4a as an area with significant levels of congestion; a result of high vehicle usage at 130,000 vehicles per day. The majority of this stretch of the motorway is located within the Borough. To help resolve the issue, the Highways Agency is currently undertaking a major scheme to transform the M3 into a Smart Motorway from Junction 2 to 4a. This will involve converting the hard shoulder into a 4<sup>th</sup> running lane, allowing a capacity increase of 33%. The project has an estimated completion date of spring 2017.

<sup>20</sup> Census 2011

<sup>21</sup> Draft Surrey Heath Local Transport Strategy (Dec 2014), SCC

[http://new.surreycc.gov.uk/\\_data/assets/pdf\\_file/0011/49385/Surrey-Heath-LTS-December-2014-Main-Document-Part-1.pdf](http://new.surreycc.gov.uk/_data/assets/pdf_file/0011/49385/Surrey-Heath-LTS-December-2014-Main-Document-Part-1.pdf)





- 2.52 The Local Highway Network in Surrey Heath suffers congestion in certain areas, especially at peak times. The Draft Surrey Heath Local Transport Strategy identifies particular areas where congestion arises. The A322 and A331 Blackwater Valley Relief Road approaches to M3 Junctions 3 and 4 respectively are areas of significant peak time congestion. The A30 corridor suffers peak time congestion from Bagshot in the east to the Surrey / Hampshire border west of Camberley.
- 2.53 There is a significant bottleneck at the Meadows Gyratory where the A30 and A331 converge at the western edge of Camberley. The A325 corridor suffers peak time congestion at Frimley, primarily around the Toshiba roundabout and Frimley Park Hospital. There is also notable peak time congestion on the A319 through the village of Chobham. Other less major routes in the Local Highway Network appear to operate within capacity.
- 2.54 To mitigate areas of particular congestion, three projects have been proposed within Surrey Heath in the short to medium term. Firstly, the A325 widening scheme between the Toshiba Roundabout and Frimley Park Hospital, was completed in spring 2015. Secondly, the Meadows Gyratory improvements project will help ease congestion and provide improved journey times at the large convergence in the west of Camberley where the A30 and A331 meet. Furthermore, improvements to the A30 and A331 corridors in the vicinity are to be included in the project. Finally, the Camberley Town Centre Highways Improvement Project will help relieve congestion in the Borough's main town centre location and on the A30 corridor.
- 2.55 There are three rail stations situated within the Borough at Bagshot, Camberley and Frimley, all of which are served by a branch rail line between Ascot and Guildford. Aside from a few very early morning services there are no direct rail links to London with commuters required to change at Ascot.
- 2.56 Camberley is however served by good bus links to the wider Blackwater Valley with the Number 1 bus service running frequent and regular services between Old Dean and Aldershot. A bus lane is situated just west of the town centre on the A30 which runs in an east to west direction towards the Meadows Gyratory. This has improved bus journey times. Bus links in the east of the Borough are not served by such frequent or regular services.
- 2.57 Improvements to the off road pedestrian and cycle provision along the Basingstoke Canal tow path including the section between Deepcut and Brookwood can help alleviate car use for short and medium length journeys.

*Likely Future Conditions, Issues and Problems*

- 2.57 The high level of dependence on the private car is expected to continue into the future. This is likely to be exacerbated by the ongoing lack of a direct rail link to London and much of the wider Blackwater Valley Area. As a result, it is anticipated there will be an increase in the number of car journeys on both the local and strategic road networks in peak hours overall. Despite this anticipated increase in traffic, there should be a proportionate increase in capacity due to highways improvements projects at both a strategic and local level. The potential of increased congestion should therefore be mitigated accordingly.



<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Increased congestion on roads in and around the Borough particularly during peak hours as a result of the motor car being the most commonly used form of transport for commuters.	Baseline Information Evidence Base	Policy should support improved public transport in the Borough, as well as the integration of pedestrian and cycle routes in future development. Additionally, policy should encourage new development in sustainable locations which will assist in reducing then need to travel or have accessibility to sustainable modes of transport.
Continued lack of direct rail links to London	Baseline Information Evidence base	Policies should encourage joint working with partners such as Network Rail in order to achieve improved rail services. Furthermore, development can be encouraged in sustainable locations within proximity of train stations thus creating higher demand for direct rail services to London.
Eastern areas of the Borough are not served by regular or frequent bus services.	Baseline information	Future policy should support and encourage proposals that will improve Surrey Heath's public transport network, particularly in the east of the Borough. This should include joint working with Surrey County Council and local bus operators.



## Cultural Heritage (Including Architectural & Archaeological Heritage)

- 2.58 The UNESCO World Heritage Convention (1972) defines the scope of cultural heritage as: -
- Monuments – *architectural works, works of monumental sculpture, elements of structures of an archaeological nature, inscriptions, cave dwellings and combinations of features which are of outstanding values from the point of view of history, art or science;*
  - Groups of buildings – *groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape are of outstanding universal value from the point of view of history, art or science; and*
  - Sites – *works of man or the combined works of nature and man, and areas including archaeological sites, which are of outstanding universal value from the historical, aesthetic, ethnological or anthropological point of view.*
- 2.59 There are 181 statutory Listed Buildings or structures in Surrey Heath comprising 1 no. Grade I, 5 no. Grade II\* and 175 no. Grade II Listed Buildings. There are 203 locally Listed Buildings and structures and 14 areas of High Archaeological Potential.
- 2.60 The Borough also contains 4 Scheduled Monuments and 2 Historic Parks and Gardens. There are 9 Conservation Areas; 3 in Bagshot, 2 in Camberley, 1 in Chobham, 2 in Windlesham and the Basingstoke Canal which enters Surrey Heath from Ash Vale in Guildford Borough, runs from Mytchett through to Deepcut and back into Guildford Borough at Pirbright.

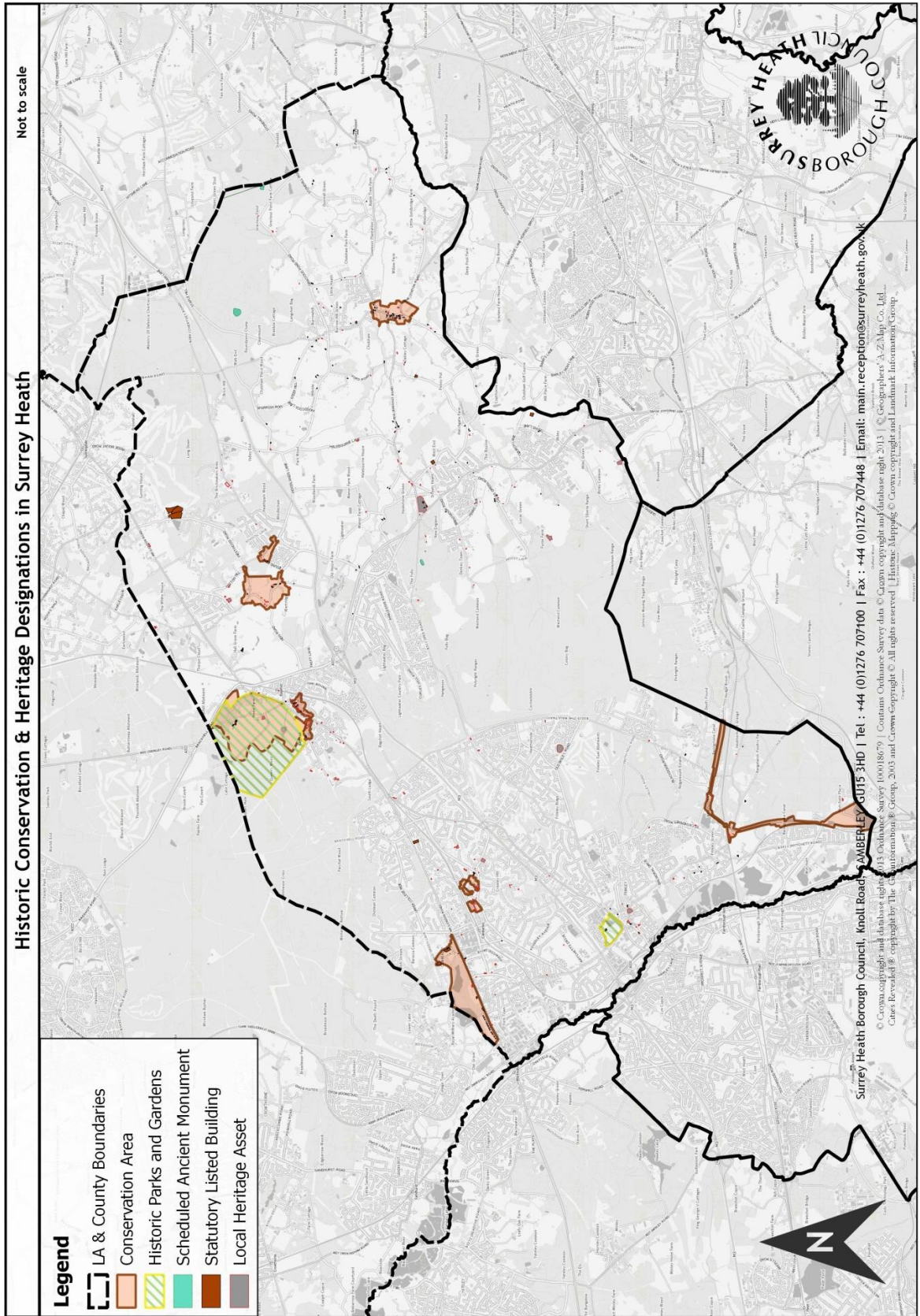
### *Likely Future Conditions, Issues and Problems*

- 2.61 There is unlikely to be a significant change in the current situation, although the Borough Council will designate additional Locally Listed Buildings in the future if they are considered of architectural or historical merit.
- 2.62 There are currently no structures in Surrey Heath that feature on the Heritage at Risk register nor have any local issues with cultural heritage been identified. The buildings and structures as already listed will require continued protection and this may be an issue when considering future development as well as the setting of Listed Buildings and Conservation Areas (whether statutory or local).

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Development could affect Conservation Areas, Listed Buildings & structures.	Baseline Information	Policy should provide continued protection and enhancement of the historic environment.
Development could affect the setting of Conservation Areas, Listed Buildings & structures.	Baseline Information	Policy should ensure full consideration of the setting of the historic environment in future development.



Figure 7: Cultural Heritage Designations in Surrey Heath







## Material Assets

- 2.63 Although there is no set definition of what constitutes material assets, this section will focus on housing, infrastructure and minerals.
- 2.64 At March 2011 there were 34,820 dwellings in Surrey Heath, of which 89.2% were in private ownership<sup>22</sup>. This overall figure compares to 32,745 dwellings in 2001. The majority of private housing stock falls into Council Tax Band D at 26% of all stock. The majority household type in the Borough is detached housing which forms 47% of all households, higher than the South East and England averages of 29% and 23% respectively. Flatted households make up 13% of all households compared to 18% in the South East and 19% in England.
- 2.65 A large proportion of Surrey Heath residents live in 2 person households, which comprise 36% of all households. According to the ONS Neighbourhood Statistics demonstrated in Table 2-14 below, the number of households who own their property in the Borough is 77% with the remainder split 10% social rent, 12% private rent and 1% shared ownership. There is a higher percentage of households owned outright or with a mortgage or loan in Surrey Heath than the South East and England averages. There are lower levels of privately rented households, an equal number of social rented (other) and much lower social (rented from Council) households than the South East and England averages. The Council has sold the majority of its housing stock to registered social landlords and other social housing providers which explains the very low proportion of social (rented from Council) households.

**Table 2-14: Households by Tenure**

Tenure	Surrey Heath	South East	England
<b>Owned; Owned Outright</b>	35%	33%	31%
<b>Owned; Owned with a Mortgage or Loan</b>	42%	35%	33%
<b>Shared Ownership (Part Owned and Part Rented)</b>	1%	1%	1%
<b>Social Rented; Rented from Council (Local Authority)</b>	1%	6%	9%
<b>Social Rented; Other</b>	8%	8%	8%
<b>Private Rented; Private Landlord or Letting Agency</b>	10%	15%	15%
<b>Private Rented; Other</b>	2%	2%	1%
<b>Living Rent Free</b>	1%	1%	1%

- 2.66 There are currently two publicly managed Gypsy & Traveller sites in the Borough providing a total of 30 pitches. A planning appeal in 2011 allowed the authorisation of 5 Travelling Showmen plots at Pennypot Lane, Chobham. A Traveller Strategic Land Availability Assessment will be undertaken as part of the background evidence base work for the Local Plan, to assess sites with potential for housing traveller accommodation.

<sup>22</sup> Neighbourhood Statistics



- 2.67 The Borough is served by a number of infrastructure services/facilities which also serve the wider area. Major Infrastructure includes the M3 Motorway and A331 Blackwater Valley Relief Road Primary Route; Camberley, Lightwater and Chobham sewerage treatment works; Frimley Park Hospital; Bagshot, Camberley and Frimley Rail Stations; Four state secondary schools and 25 state infant/junior/primary schools<sup>23</sup> and two leisure centres, one in Camberley the other in Lightwater. There is an additional sports centre in Frimley which is open to the public at evenings and weekends.
- 2.68 The Infrastructure Needs Assessment 2011<sup>24</sup> identifies a shortfall in indoor sports provision particularly with respect to swimming pool lanes. The Arena Leisure Centre is the only facility within the Borough which offers public swimming facilities. The draft Open Space and Recreation Report (2016)<sup>25</sup> demonstrates there are deficits of some typologies of open space within the Borough and that the quality of the open spaces is variable.
- 2.69 There are no identified capacity issues with respect to gas, electricity or water supply although some reinforcing may be required as part of the Princess Royal Barracks development in Deepcut. No specific capacity issues have been identified with waste water drainage.
- 2.70 The Surrey Minerals Plan: Core Strategy 2011 (SCC) does not highlight any areas of the Borough as safeguarded for mineral workings.
- 2.71 Green infrastructure and waterways play a role as part of the valued landscape of Surrey Heath.

*Likely Future Conditions, Issues and Problems*

- 2.71 Given increasing population levels it is considered that the need and demand for housing will continue into the future. The main type of occupation will continue to be owned rather than rented. The proportion of two person households in the Borough may reduce in the future with one person households increasing.
- 2.72 A growing population is likely to increase pressures on existing services/facilities, although this is not expected to be at a level which would be significantly detrimental.

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<sup>23</sup> Surrey Heath Primary Schools 2016/17, SCC  
[https://www.surreycc.gov.uk/\\_data/assets/pdf\\_file/0003/66108/Information-on-Primary-Schools-2016-Surrey-Heath-V5.pdf](https://www.surreycc.gov.uk/_data/assets/pdf_file/0003/66108/Information-on-Primary-Schools-2016-Surrey-Heath-V5.pdf)

<sup>24</sup> Infrastructure Needs Assessment (2010) SHBC. Available at:  
<http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/InfrastructureNeedsAssessment.pdf>

<sup>25</sup> The draft Open Space and Recreation Report is in the process of being finalised and is due to be made publically available in December 2016



<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Increasing population increases demand for affordable units	Baseline Information	Future policy should set guidelines for the % of affordable housing required, dependent on number of units provided. Policy should regard shared-ownership accommodation as a further element in achieving a greater mix of tenures and providing a wider range of affordability in housing. A range of dwelling sizes and types should be encouraged.
Additional pressures on existing infrastructure services/facilities	Baseline Information	Policy should ensure projects are delivered in accordance with an updated Infrastructure Delivery Plan. Contributions will continue to be collected through CIL as specified in the CIL Charging Schedule and prioritised according to the Reg123 List.



## Landscape/Townscape

- 2.73 The European Landscape convention defines landscape as ‘*An area as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*’ and landscape character is defined as ‘*distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than being better or worse*’<sup>26</sup>. Natural England has undertaken a National Character Areas (NCA) study (formerly known as joint character areas) which categorise areas in England with similar landscape characteristics<sup>27</sup> by region.
- 2.74 The Borough of Surrey Heath falls into an NCA defined as ‘Thames Basin Heaths’ which is characterised by: -
- Particularly diverse landscape unified by the high incidence of heathland and coniferous forestry;
  - Heavily populated and developed area characterised by large towns plus numerous smaller settlements along transport corridors interspersed by open land;
  - Fragmented but often connected blocks of largely neglected remnant heathland as a result of early agricultural clearances and widespread development;
  - The western part of the area is fairly well-wooded with grazed pasture but retains a heathy character due to the dominance of oak/birch/bracken/pine and remnant heath on small unimproved pockets of land;
  - Variety and contrast is given by the wide grazed floodplain, drainage ditches, restored gravel workings and lush wetland vegetation;
  - Large tracts of coniferous plantations or mixed wood with beech and birch are typical of much of the area, with significant areas of ancient woodland in the west.
- 2.75 The west of the Borough is generally urban in character with the settlements of Camberley, Frimley, Frimley Green and Mytchett sitting alongside the A331 Blackwater Valley Relief Road, bisected by the M3 motorway. This urban character continues on the western side of the Blackwater Valley Relief Road with the conurbation of Farnborough and Aldershot in Rushmoor Borough and to the northwest of Camberley at College Town, Owlsmoor and Sandhurst in Bracknell Forest Borough. However, dispersed within the urban areas are pockets of open green space which serve general recreational needs. The general topography is one of gradual inclines away from the Blackwater Valley towards the north and east leading to areas of Heathland. The Blackwater Valley landscape has been altered by the legacy of sand and gravel extraction.
- 2.76 The centre of the Borough is characterised by sharper inclines sloping eastward and leading to elevated ridge landscapes on plateau gravels known as the Chobham Ridges. This area is covered by tracts of heathland with some mixed deciduous and/or conifer woodland. The central area is separated from a similar landscape at Chobham Common and Ribs Down to the east by the river valleys of the Windlebrook/Halebourne/Millbourne and The Bourne.
- 2.77 From the central area the landscape slopes down towards the east, encompassing the river valleys of the Windlebrook/Halebourne/Millbourne and The Bourne. It is characterised by open pasture and low lying meadows forming areas of floodplain. The eastern area is predominated by open countryside, much of which is designated as

<sup>26</sup> Council of Europe – European Landscape Convention  
[www.coe.int/t/dg4/cultureheritage/heritage/Landscape/default\\_en.asp](http://www.coe.int/t/dg4/cultureheritage/heritage/Landscape/default_en.asp)

<sup>27</sup> National Character Areas, Natural England. Available at:  
[www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making](http://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making)





Green Belt but includes the rural settlements of Bisley, Chobham, West End and Windlesham.

- 2.78 There are two registered Historic Parks and Gardens within Surrey Heath, one at Chobham Park and one at Bagshot Park which is also a Grade II site of Special Historic Interest.
- 2.79 The townscape of the main settlements in the west varies from Edwardian terraces, post war housing, private estates built in the 1970's and 1980's as well as more sylvan areas predominated by larger dwellings set in large plots. As such there is no one distinct architectural or townscape style. The eastern settlements are characterised as rural villages with a mix of house types and architectural styles with the centre of Chobham retaining its historic core.

*Likely Future Conditions, Issues and Problems*

- 2.80 It is considered that many of the landscape/townscape features associated with the Borough will remain largely unchanged in the future. However, the allocation of the Princess Royal Barracks in Deepcut for residential led development will change the landscape in this area, although this should be seen in the context of existing development at the site and potential for development to 'bed-in' over time.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Protection of most valued landscapes and townscapes	Baseline Information	Policy should seek to protect landscape/townscape character, particularly in the most valuable locations, which should already have additional protection such as Conservation Area Status. Development should be sympathetic to its surroundings and of high quality design and layout.



## Climate

- 2.81 There is a general scientific consensus that the world's climate is changing as a result of accumulations of greenhouse gases (GHG) predominantly as a result of anthropogenic activities. The main contributor to climate change is the greenhouse gas, carbon dioxide.
- 2.82 Predicted effects of climate change for the southeast of England include hotter drier summers and milder but wetter winters with more intense rainfall events. This has the potential to increase flood events both in terms of risk and severity, damage to native habitats and migration of species and/or potential extinction of native plants and animals.
- 2.83 The Climate Change Act 2008 sets out legally binding targets of reducing carbon dioxide to 80% below 1990 levels by 2050 and at 28-32% by 2020.
- 2.84 Emissions data<sup>28</sup> show that levels of carbon dioxide (within the scope of influence of Local Authorities) per capita in Surrey Heath fell from a figure of 8.5 tonnes per capita in 2007 to 6.7 tonnes per capita in 2014.
- 2.85 The total tonnes of carbon dioxide produced in Surrey Heath also fell from 716.9 kilotonnes in 2007 to 584.2 kilotonnes in 2014. The largest contributor to carbon dioxide emissions in Surrey Heath in 2014 was the transport sector. However, the general trends show decreasing emissions across all sectors including domestic, road transport, and industrial and commercial. It will be determined over time whether the overall falling trends in emissions from 2005-2014 are a result of recessionary influences or a long term trend. Reducing carbon dioxide emissions from both new build residential and non-residential development will continue to be assessed against BREEAM standards.

**Table 2-15: Carbon Dioxide Emissions per Year in Surrey Heath**

Year	Industry & Commercial (kilotonnes (kt))	Domestic (kt)	Transport (kt)	Total (kt)	Per Capita Emissions (tonnes (t))
2007	186.9	224.2	305.5	713.3	8.5
2008	229.5	227.2	292.7	745.7	8.8
2009	206.3	203.0	277.0	682.7	8.0
2010	218.8	219.0	270.3	704.3	8.2
2011	194.5	192.6	272.3	655.2	7.6
2012	211.3	209.7	259.0	675.9	7.8
2013	200.3	205.6	261.2	662.9	7.6
2014	149.0	171.2	261.3	576.7	6.6
2017	145.8	166.2	265.1	572.4	6.5

- 2.86 The Thames Catchment Flood Management Plan (CFMP)<sup>29</sup> identifies the urban west of the Borough as lying in a zone of 'expanding towns in floodplain locations' with sources of flooding identified as a combination of river, surface water and sewer systems. The

<sup>28</sup> Available at: [www.gov.uk/government/statistics/local-authority-emissions-estimates](http://www.gov.uk/government/statistics/local-authority-emissions-estimates)

<sup>29</sup> Thames Catchment Flood Management Plan: Summary (2009) Environment Agency. Available at: <http://publications.environment-agency.gov.uk/pdf/GETH1209BQYL-e-e.pdf>



east is defined as Towns and Villages in Open Floodplain (north & west). The CFMP also highlights up to 250-500 properties at risk of flooding in a 1% annual probability river flood.

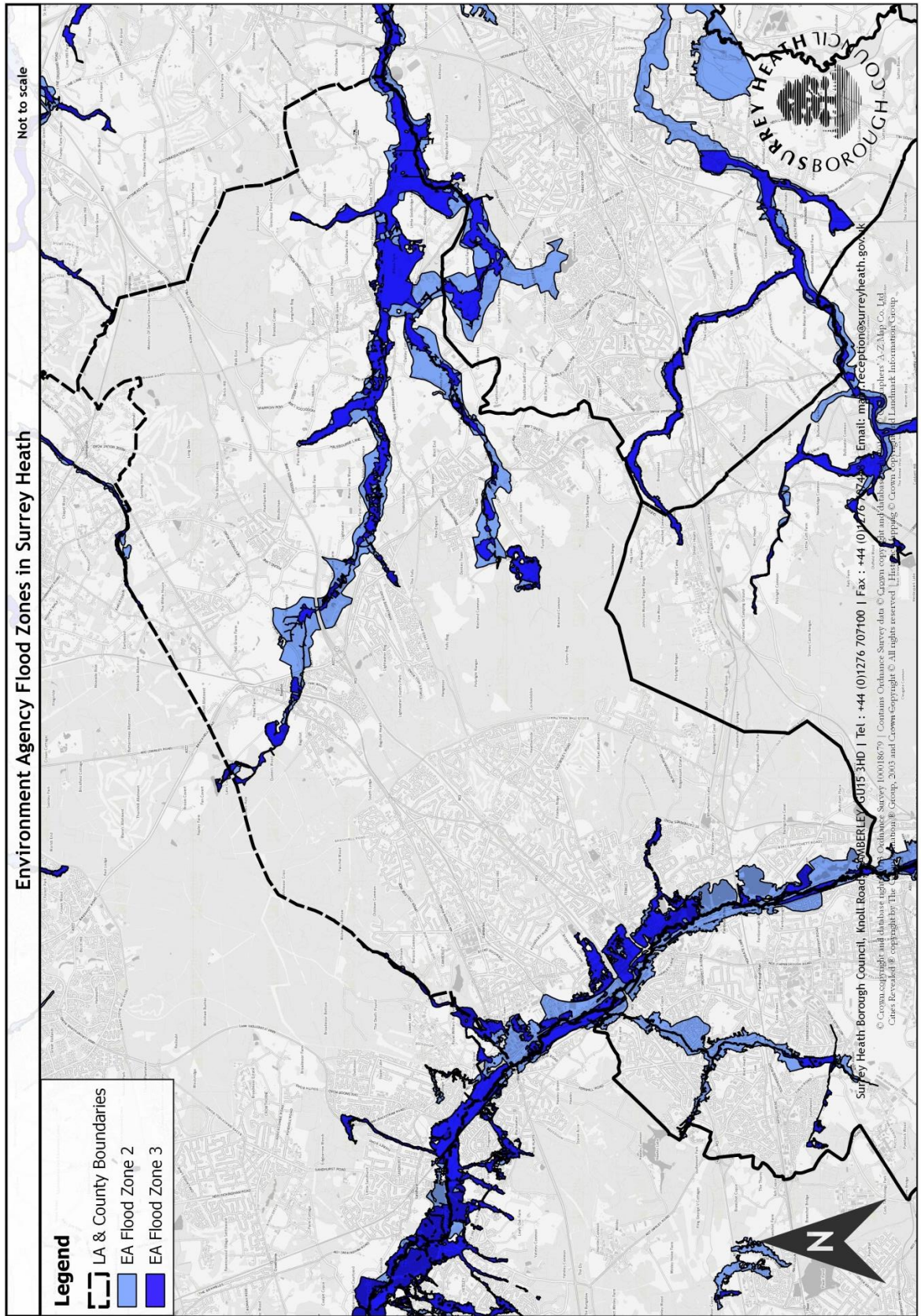
- 2.87 Working with Local Planning Authorities, the plan aims to avoid any increase in flood risk from future urban expansion, including in the Blackwater Valley. The CFMP Policy for the sub-area is to continue to manage risks effectively but further action may be required to keep pace with climate change. In the east, the policy is to take further action to reduce the risks of flooding where possible with proposed actions identified as maintaining capacity of rivers to reduce flood events and retain remaining floodplain.
- 2.88 The Borough Council's Strategic Flood Risk Assessment (SFRA), 2015<sup>30</sup> assessed which areas of the Borough, were liable to flooding from fluvial (river) Sources (with climate change considered). In the west this is mainly along the Blackwater river corridor and in the east from the Windlebrook/Halebourne/Millbourne and The Bourne. Figure 4 displays areas of the Borough at risk of fluvial flooding as identified by the Environment Agency (EA) Flood Zones.

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<sup>30</sup> Strategic Flood Risk Assessment: Volume 2 Technical Report (2015) Capita. Available at: [http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/SH\\_SFRA\\_Vol2\\_TechRep102015v2.pdf](http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/SH_SFRA_Vol2_TechRep102015v2.pdf)



Figure 8: Environment Agency Flood Zones in Surrey Heath







2.89 Even where areas of the Borough are not affected by fluvial flood risk, they may fall within areas at risk from other sources of flooding such as run-off, sewer or groundwater inundation as indicated within the SFRA. The Basingstoke Canal to the south of the Borough is an artificial source of flooding. The SFRA highlights residual flood risk from the Basingstoke Canal at Frimley Lodge Park near Mytchett and along the Deepcut flights.

***Likely Future Conditions, Issues & Problems***

2.90 Despite the onset of climate change it is unlikely that fluvial flood risks will increase significantly. Regard will be given to updated climate change guidance. Given the potential for more intense rainfall events as a consequence of climate change, coupled with the amount of existing hard landscaping in and around the urban areas of the Borough, the issue of flooding from other sources arises. Intense rainfall events must be considered against the updated climate change allowance to consider whether there would be an increase in fluvial flooding.

2.91 Whilst it could be considered that carbon dioxide emissions will continue to rise in the future given the reliance on travelling by car and the need for additional dwellings, there is the potential for technological advances including clean energy and increased levels of sustainability in buildings. Furthermore, an increased general awareness of the harm to the environment that emissions can cause, initiatives to reduce emissions and increasingly economical private motor vehicles could help stabilise or even reduce emissions, as can be seen from the general trend in Table 2-15 over the period from 2007-2015. However, the estimates for temperature increases and rainfall are unlikely to change significantly. Applicants would need to submit a Flood Risk Assessment with applications for major development in Flood Zone 1 to take account of surface water drainage.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Intense rainfall events may give rise to non-fluvial flooding.	Baseline Information  Strategic Flood Risk Assessment (2015)	Future policy should ensure Flood Risk Assessments (FRA) are required for all planning applications in flood zones 2 and 3 as well as areas of potential surface water flooding as identified in the updated SFRA (2015). In cases where specific flood risk assessments identify a risk, policy should require measures to be put in place in order to minimise this to a sufficient standard, which will be determined. In addition, all development proposals should demonstrate how they will incorporate SuDS in the scheme to mitigate surface water run-off.
Continual reduction of carbon dioxide emissions is essential in order to assist in meeting the national target of 34% below 1990 levels set out in the Climate Change Act 2008	Baseline Information	A combination of policies should contribute to the overall reduction of greenhouse gasses, particularly CO <sub>2</sub> . This will include the promotion of sustainable development locations and sustainable modes of transport. Policies should require design guidance that facilitates renewable and low carbon development.



## Soils and the Natural Environment

- 2.92 The main geological deposit in the Borough is sand under laid by Reading and Bagshot beds with alluvial deposits within the river corridors. Extensive mineral extractions have taken place in the west of the Borough (gravel) which has been subject to restoration. The acidic soils in the central area of the Borough support a predominantly heathland habitat.
- 2.93 Agricultural land makes up 26% in Surrey Heath. The agricultural land classification identifies the best and most versatile (BMV) agricultural land as classes 1, 2 or 3a. Surrey Heath does not have any class 1 or 2 BMV and only 10% of agricultural land is classified as BMV 3.
- 2.94 There are no sites within Surrey Heath identified as contaminated, but there are 49 potentially contaminated sites which would require further investigations if development consents were sought. This excludes land owned by the Ministry of Defence (MOD) which is under the jurisdiction of the Environment Agency.
- 2.95 The percentage of dwellings permitted in Surrey Heath on previously developed land from 2012-2016 was 81.2%<sup>31</sup>

### *Likely Future Conditions, Issues and Problems*

- 2.96 In future, it is likely that some non-PDL sites may come forward, as well as sites on previously developed land. If even a limited number of sites in rural locations were allocated through the Local Plan, this would reduce the overall percentage of dwellings built on PDL. However it is unlikely that it would be a significant reduction. Due to the nature of the Borough's land availability constraints, it is likely that the majority of development would still be built on PDL. Soil quality is likely to remain relatively stable in the future and opportunities may present themselves to remediate land if contamination is present.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
New dwellings within countryside locations would lower the percentage of dwellings built on PDL and potentially reduce soil quality/structure.	Baseline Information	Policy should encourage PDL sites to be considered in the first instance provided that they meet other sustainability criteria. However, where PDL sites cannot meet housing requirements alone, it will be necessary to consider other options, including more rural localities.

<sup>31</sup> Surrey Heath Annual Monitoring Reports 2012-2016. Available at: <http://www.surreyheath.gov.uk/residents/planning/planning-policy/planning-and-supplementary-planning-documents>



## Air

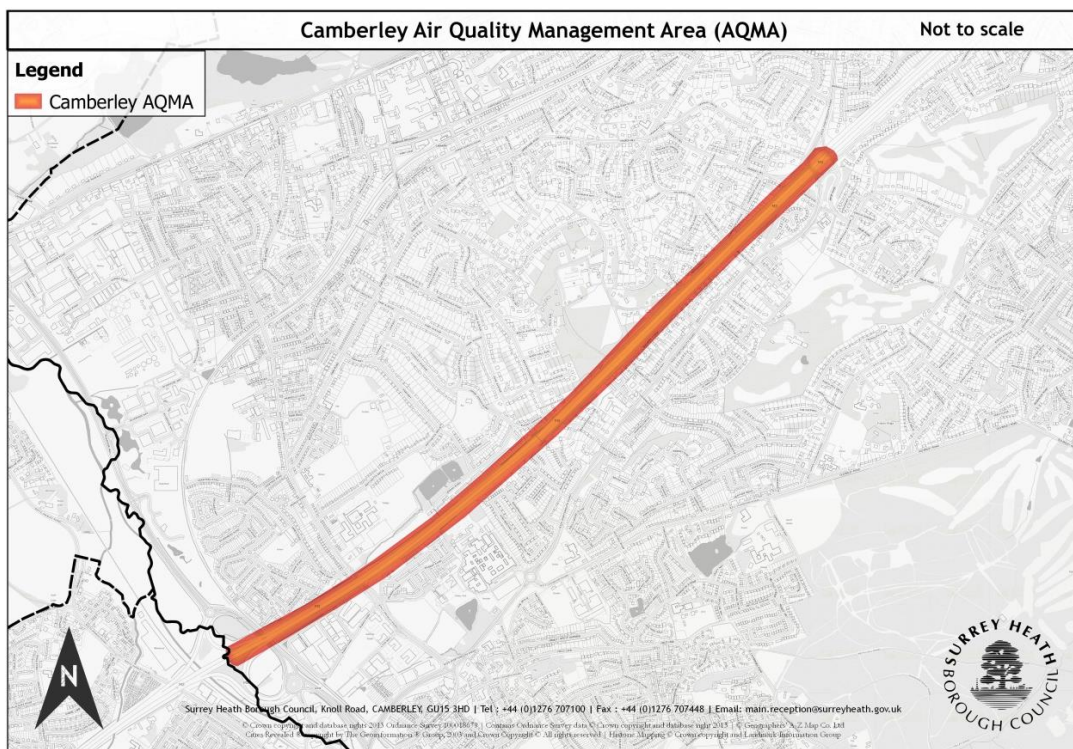
2.97 The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (July 2007) sets pollution targets for 10 pollutants: -

- Benzene  $5\mu\text{g}/\text{m}^3$  (annual average)
- 1, 3 Butadiene  $2.25\mu\text{g}/\text{m}^3$  (running annual mean)
- Carbon Monoxide  $10\text{mg}/\text{m}^3$  (maximum daily running 8 hour mean)
- Lead  $0.25\mu\text{g}/\text{m}^3$  (annual mean)
- Nitrogen Dioxide  $40\mu\text{g}/\text{m}^3$  (annual mean)
- Nitrogen Oxides  $30\mu\text{g}/\text{m}^3$  (annual mean)
- Ozone  $100\mu\text{g}/\text{m}^3$  (8 hour mean)
- Particles ( $\text{PM}_{10}$ )  $50\mu\text{g}/\text{m}^3$  (24 hour mean)
- Particles ( $\text{PM}_{2.5}$ )  $25\mu\text{g}/\text{m}^3$  (annual mean)
- Sulphur Dioxide  $20\mu\text{g}/\text{m}^3$  (annual mean)

2.98 Vehicle emissions are now the principle source of air pollution in the UK given the decline of using coal for domestic heating or in coal-fired power stations. Emissions from vehicles can include carbon monoxide, carbon dioxide, oxides of nitrogen, volatile organic compounds (VOC) and particulate matter ( $\text{PM}_{10}$ ). These pollutants can have a detrimental effect on human health and the natural and built environment.

2.99 There is one singular Air Quality Management Area (AQMA) in Surrey Heath known as the Camberley AQMA which runs parallel to the M3 from Junction 4 at Frimley up to the A325 Portsmouth Road at the Ravenswood roundabout in Camberley. This AQMA was declared for Nitrogen Dioxide ( $\text{NO}_2$ ) and  $\text{PM}_{10}$  and lies 1.25km south of the Town Centre.

**Figure 9: Approximate Boundary of Camberley AQMA**





2.100 According to the Surrey Heath Local Transport Strategy 2011,<sup>32</sup>

*“Stop start driving conditions and slower vehicle speeds resulting from congestion can lead to higher roadside pollutant concentrations, hence causing greater risks to pedestrians and adjacent residential properties.”*

It is anticipated that the benefits of the M3 Smart Motorway Scheme, such as improved journey times, capacity and traffic speed will help prevent congestion and consequently impact positively on the air quality in the vicinity of the motorway.

- 2.101 NO<sub>2</sub> can have adverse effects on natural habitats which are dependent on low levels of nutrients such as the lowland heathland covered by the Thames Basin Heaths SPA and Thursley, Ash, Pirbright and Chobham Common SAC. The Department of Transport's Transport Analysis Guidance (TAG) Environmental Impact Appraisal<sup>33</sup> states that beyond 200m the contribution of vehicle emissions from the roadside to local pollution levels is not significant. The majority of highways within Surrey Heath do not lie within 200m of the SPA/SAC, but several do, including the M3 motorway.
- 2.102 As noted, the M3 Smart Motorway Scheme will provide 4 running lanes on each carriageway. This will be achieved by converting the existing hard shoulder to a permanent running lane, minimising any detrimental effects on the environment during construction. Furthermore, upon completion of the project, the width of the motorway will not be significantly increased, with an additional verge area at the side of each carriageway as opposed to an extra lane's width as in traditional widening schemes. This will ensure less encroachment on the SPA/SAC where the motorway bisects such designated areas.
- 2.103 Table 2-16 sets out the estimated percentage reduction of road traffic which would, in theory, be required to reduce pollutant levels to within the national Air Quality Objectives, *not to exceed an annual mean of 40µg/m<sup>3</sup>*. The information demonstrates the Camberley AQMA was not exceeding the level of NO<sub>2</sub> beyond the national Air Quality Objective when measured for Surrey County Council's Surrey Transport Plan Air Quality Strategy (2011). However, in subsequent years, there have been exceedances of NO<sub>2</sub> beyond the national Air Quality Objective, as recorded in Surrey County Council's 2016 Air Quality Strategy. Therefore, the AQMA will remain in place for the foreseeable future.

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<sup>32</sup> Draft Surrey Heath Local Transport Strategy (Dec 2014), SCC

<sup>33</sup> TAG Environmental Impact Appraisal (2014). Available at:

[www.gov.uk/government/publications/webtag-tag-unit-a3-environmental-impact-appraisal-november-2014](http://www.gov.uk/government/publications/webtag-tag-unit-a3-environmental-impact-appraisal-november-2014)





**Table 2-16: NO<sub>2</sub> exceedances in the Camberley AQMA<sup>34</sup>**

Where Identified	No. of Properties Affected	Annual Mean NO <sub>2</sub> Concentration (µg/m <sup>3</sup> )	Contribution to pollutant level by source (% - based on NO <sub>x</sub> )	Estimated reduction in road traffic required to reduce pollutant level to within national Air Quality Objective (%)
<b>Surrey Transport Plan Air Quality Strategy (2011)</b>	105	34	28.9	0 Current compliance with NO <sub>2</sub> and PM <sub>10</sub> objectives.
<b>Surrey Transport Plan Air Quality Strategy (2016)</b>	105	50	Information not provided	Information not provided. Unlikely to revoke until three years data is shown to be under the average required.

*Likely Future Conditions, Issues and Problems*

2.104 Upon completion of the M3 Smart Motorway Scheme in spring 2017, it is possible that additional traffic generated from the extra capacity could impact the Camberley AQMA. However, this will be mitigated as increasingly cleaner vehicles with lower emissions come into wider use. In addition, the scheme will help minimise congestion, which in turn will reduce pollutants and improve air quality. It is considered, given the likelihood of future technological advances and the replacement of older vehicles with new, that air quality issues arising from vehicle traffic will be likely to improve overall.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Future development and highways projects could generate additional traffic related emissions close to SPA/SAC	Baseline Information	Policy will need to consider impact of traffic generation on roads located within 200m of the SPA/SAC.
The Camberley AQMA is currently recording levels of Nitrogen Dioxide above the national Air Quality Objective not to exceed an annual mean of 40µg/m <sup>3</sup>	Baseline Information SCC Air Quality Strategy 2011 & 2016	The level of traffic in the AQMA is generated by the M3 motorway. This is managed by Highways England and much of the traffic is simply passing through the Borough, between destinations in other areas. However, the Borough Council can assist in reducing overall traffic flows by working with Surrey County Council to encourage other methods of transport. This will help to avoid exacerbating the issue with increased localised journeys on the motorway.

<sup>34</sup> Surrey Transport Plan (2011 and 2016) Air Quality Strategy, SCC:  
[http://www.surreycc.gov.uk/\\_data/assets/pdf\\_file/0007/843559/STP-Air-Quality-Strategy.pdf](http://www.surreycc.gov.uk/_data/assets/pdf_file/0007/843559/STP-Air-Quality-Strategy.pdf)  
<https://www.surreycc.gov.uk/roads-and-transport/surrey-transport-plan-ltp3/surrey-transport-plan-strategies/air-quality-strategy>



## Water

- 2.105 The water environment can be polluted from a variety of sources including point sources, such as a sewage outlet or from diffuse sources such as rainwater run-off from roads. Untreated pollutants can have adverse effects on human health and can have adverse effects on the natural environment, not just the water environment.
- 2.106 The Water Framework Directive has objectives to improve water quality and promote the sustainable use of all UK waterbodies. This requires all UK river basins to reach 'good' status by 2015 through environmental objectives on chemical, biological and physical targets.
- 2.107 The Thames River Basin Management Plan<sup>35</sup> produced by the Environment Agency divides the Thames catchment into units, one of which is unit R9, the river Blackwater which covers the west of the Borough. Ecological quality of the Blackwater is currently considered 'moderate' with the aim of reaching 'good' status by 2027. The river basin management plan also shows groundwater unit G32 (Farnborough & Bagshot Beds) as being of good quality and has the designation 'Drinking Water Protected Area'.
- 2.108 The east of the Borough is located within catchment unit R19 and R20 which covers the Addlestone Bourne (West End to Hale/Millbourne in R19) and Hale/Millbourne (Bagshot to Addlestone Bourne confluence near Chobham in R20) The ecological quality of unit 19 is moderate. The ecological quality of unit R20 is also moderate with the aim to achieve good status by 2027. Groundwater unit G6 (Chobham Bagshot Beds) covers the east of the Borough and its status is poor, with the aspiration of achieving good qualitative status by 2027. The groundwater unit also has a designation of 'Drinking Water Protected Area'.
- 2.109 In terms of water resource Surrey Heath lies in an area of water stress as identified by DEFRA. The Water provider for the west of the Borough is South East Water and in the east is Veolia Water. The Basingstoke Canal suffers from water shortages, especially in the summer months and this is reflected in the amount of the SSSI meeting its PSA target.
- 2.110 South East Water's Water Resource Management Plan (WRMP)<sup>36</sup> identifies the west of the Borough within Resource Zone 4, which is expected to remain in surplus up to 2035 albeit by transferring water from Resource Zone 5 and planning for additional supply. The study tested the Water Resource Zone's deployable output in response to climate change. This was tested against three scenarios of climate change effects: 'dry' (worst case) scenario, 'mid' scenario and 'wet' (best case) scenario. Water Resource Zone 4 was shown to be relatively unaffected by the 'mid' and 'wet' scenarios. Only the 'dry' scenario demonstrated a significant adverse impact.
- 2.111 The east of the Borough falls within the Southern Resource Zone in the Veolia Water Resource Management Plan (Central). The Veolia WRMP proposes that supply will be maintained over the period to 2035 through water metering coupled with further leakage reductions.

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<sup>35</sup> Thames River Basin Management Plan (2009) Environment Agency. Available at: [www.gov.uk/government/publications/thames-river-basin-management-plan](http://www.gov.uk/government/publications/thames-river-basin-management-plan)

<sup>36</sup> Water Resource Management Plan (2014) South East Water. Available at: [www.southeastwater.co.uk/about-us/our-plans/water-resources-management-plan/wrmp-library#.VUnQedBwZzM](http://www.southeastwater.co.uk/about-us/our-plans/water-resources-management-plan/wrmp-library#.VUnQedBwZzM)



- 2.112 The Loddon Abstraction Licensing Strategy (CAMS)<sup>37</sup> produced by the Environment Agency (EA) identifies the west of the Borough as within Assessment Point Catchment 7 – Blackwater (AP7B). AP7B is classified as having ‘water available’ although it informs that this status is overridden by the flow requirements of the Thames, which modifies the status to ‘Water not available’. Recourse reliability for consumptive abstraction is determined through an availability test which indicates availability for AP7B at less than 30% of the time (the lowest of 5 categories).
- 2.113 The Environment Agency’s Thames Catchment Abstraction Licensing Strategy (TCAMS)<sup>38</sup> identifies the east of the Borough as within AP6 – Kingston Catchment Area (AP6K). The entire TCAMS catchment area has a bespoke licensing strategy which allows for greater water availability than the baseline conditions. Following the application of this strategy, AP6K is classified as having ‘restricted water available’, subject to water flow levels. Consumptive abstraction is indicated as available for more than 70% of the time.
- 2.114 A small area of the Borough around Deepcut lies within the Wey Catchment Abstraction Licensing Strategy<sup>39</sup> at AP6 – Hoe Stream. This unit is shown as having ‘water available’ though again, it informs that this status is overridden by the flow requirements of the Thames. Consumptive abstraction is indicated as available less than 30% of the time.

*Likely Future Conditions, Issues and Problems*

- 2.115 It is considered likely that the ecological and chemical status of the river Blackwater, Hale/Millbourne and Bourne will improve over time given the environmental objectives contained within the Urban Waste Water Treatment Directive and Water Framework Directive. The South East is likely to remain an area of high water stress, although South East Water and Veolia predict water availability up to 2035.
- 2.116 Changes to the Building Regulations and planning policies in terms of water efficiency could help to reduce water demand in the future, however this may be off-set by increases in the local and wider population. Development at the Princess Royal Barracks in Deepcut may help to recharge water to the Basingstoke Canal.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
South East will remain an area of high water stress	Baseline Information	Future policy should set criteria in order to achieve water efficiency in new development. Through good design principles, policy should ensure water consumption in residential development is reduced to more efficient standards.

<sup>37</sup> Loddon Catchment Abstraction Licensing Strategy (2012) Environment Agency. Available at: [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/289881/LIT\\_1777\\_a16a18.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289881/LIT_1777_a16a18.pdf)

<sup>38</sup> Thames Catchment Abstraction Licencing Strategy (2014), Environment Agency. Available at: [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/321005/LIT\\_1855.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/321005/LIT_1855.pdf)

<sup>39</sup> Wey Catchment Abstraction Licensing Strategy (2012) Environment Agency. Available at: [www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/289901/LIT\\_3310\\_589f70.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289901/LIT_3310_589f70.pdf)



## Waste

- 2.117 The Waste Licensing Regulations (1994) define waste as ‘any substance or object which the producer or the person in possession of it, discards or intends or is required to discard’. Controlled wastes are subject to regulation and include industrial, commercial, household and hazardous wastes.
- 2.118 Surrey Heath Borough Council is the waste collection authority in Surrey Heath, whilst Surrey County Council is the waste disposal authority. The Borough Council only collects waste from households and does not collect any commercial, industrial or hazardous waste.
- 2.119 There is currently a general trend of increasing household waste levels in Surrey Heath, however since the introduction of a bi-weekly refuse collection and implementation of specialised recycling bins for each household, recycling rates have improved dramatically and are now consistently above both the averages for the South East and for England. Since 2013/14 the rates are slightly lower than in previous years, which can be accounted for by changes made to materials that are considered suitable or unsuitable for recycling. In terms of the overall recycling rate, the national target of ‘50% by 2020’ as set out in the Waste Strategy 2007 has consistently been exceeded by Surrey Heath since the year 2009/2010.

**Table 2-17: Total Household Waste Collected and Recycling Rates<sup>40</sup>**

Year	Recycling Rate (Surrey Heath)	Recycling Rate (South East)	Recycling Rate (England Average)
2008/09	30%	37%	39%
2009/10	62%	39%	41%
2010/11	64%	40%	42%
2011/12	65%	42%	44%
2012/13	64%	42%	44%
2013/14	58%	43%	45%
2014/15	59%	45%	44%
2015/16	62%	-	-

- 2.120 The Surrey Waste Core Strategy (2011) does not identify any areas or sites within Surrey Heath for the allocation of waste facilities. However, two sites within existing Core Employment Areas in Camberley are mentioned as possible waste management facilities. Surrey County Council is currently in the process of producing the Surrey Waste Local Plan, which will ultimately replace the adopted Waste Core Strategy, with an estimated adoption date of 2018. Therefore, the plan is at a relatively early stage of production, and it will not be until later in the process that any updates to sites allocated for waste will be determined.

### *Likely Future Conditions, Issues and Problems*

<sup>40</sup> DEFRA – Local Authority Collected Waste. Available at: <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>



2.121 With an increasing population it is considered that household waste levels within Surrey Heath are likely to increase further. It is further considered that high recycling rates are likely to be maintained, although the scope for improving rates will be limited.

<i>Issue or Problem</i>	<i>Source</i>	<i>How will Local Plan address this?</i>
Waste levels continue to increase	Baseline information	Future policy should ensure development incorporates sufficient space for waste storage. Sustainable design should be encouraged, where there is ample opportunity for recyclable waste storage, inclusive of a wide range of recyclable materials and provision for composting.

## **Sustainability Framework**

- 2.122 The sustainability framework presented in Table 2-18 includes a set of SA/SEA objectives and associated indicators.
- 2.123 The SA/SEA framework provides a way in which the sustainability effects of the Local Plan can be described, analysed and compared. The later stages of the SA/SEA appraisal process will involve considering all of the reasonable options and alternatives of the Local Plan against each SA/SEA objective, so that a comparison can be made between the sustainability credentials of each option.



**Table 2-18: SA/SEA Objectives & Indicators**

SEA objective	Decision Making Criteria	Indicators
<b>Providing for the varied needs of all sections of the community</b>		
<b>SA1.</b> To meet identified housing need	<ul style="list-style-type: none"> <li>• Will it promote mixed use, mixed type and mixed tenure developments?</li> <li>• Will it enable people to live where they want to live?</li> <li>• Will it help to improve affordability?</li> <li>• Will it enable independent lifestyles for the elderly and those with disabilities?</li> <li>• Will it enable provision of houses that are a decent size for people to live in?</li> </ul>	<ul style="list-style-type: none"> <li>• Total net housing completions for the Borough and each settlement area within</li> <li>• 5 year land supply for housing</li> <li>• Number of affordable housing units completed by type, tenure, size and location (urban/rural)</li> <li>• Average house price by type</li> <li>• House price to earnings ratio</li> <li>• No. of applications/units provided for rural exception sites</li> <li>• Number of new Gypsy, Traveller and Travelling Showpeople pitches provided</li> <li>• % gross housing completions meeting the nationally described space standard (Technical housing standards, 2015)</li> </ul>
<b>SA2.</b> To improve the population's health	<ul style="list-style-type: none"> <li>• Will it improve access to health facilities?</li> <li>• Will it improve road safety?</li> <li>• Will it encourage healthier lifestyles?</li> <li>• Will it reduce death rates?</li> </ul>	<ul style="list-style-type: none"> <li>• Life expectancy</li> <li>• Mortality Rates</li> <li>• Access to hospitals and GP surgeries</li> <li>• IMD rank for health and disability domain</li> <li>• % of people whose health is 'not good'</li> <li>• % of clinically obese adults and % of clinically obese children in Year 6</li> <li>• Number of new residential developments incorporating open space or recreation space</li> </ul>
<b>SA3.</b> To improve the education and skills of the local population	<ul style="list-style-type: none"> <li>• Will it improve the education and skills of the general population?</li> <li>• Will it provide access to qualifications and enrolment on training &amp; courses</li> </ul>	<ul style="list-style-type: none"> <li>• % of pupils achieving 5 GCSEs grade A*-C</li> <li>• % of residents aged over 16 with no qualifications</li> <li>• % of residents educated to degree level or higher</li> <li>• IMD rank for education, skills &amp; training domain</li> <li>• Adults without basic numeracy/literacy</li> </ul>
<b>SA4.</b> To reduce crime, fear of crime and social exclusion	<ul style="list-style-type: none"> <li>• Will it reduce actual levels of crime?</li> </ul>	<ul style="list-style-type: none"> <li>• IMD rank across all domains</li> </ul>



SEA objective	Decision Making Criteria	Indicators
	<ul style="list-style-type: none"> <li>• Will it reduce fear of crime?</li> <li>• Will it contribute to a safe, secure built environment?</li> <li>• Will it help prevent and/or address social exclusion</li> </ul>	<ul style="list-style-type: none"> <li>• IMD rank for income domain</li> <li>• IMD rank for crime and disorder domain</li> <li>• All crimes committed per 1,000 population</li> <li>• % of local residents worried about different types of crime</li> </ul>
<p><b>SA5.</b> To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community</p>	<ul style="list-style-type: none"> <li>• Will it improve accessibility to key local services?</li> <li>• Will it reduce isolation for those with limited mobility?</li> <li>• Will it promote accessibility to jobs, services and facilities such as shops, schools, banks, health centres, libraries, sports and leisure facilities, especially in underserved localities such as the more rural villages?</li> <li>• Will it improve access to cultural activities?</li> </ul>	<ul style="list-style-type: none"> <li>• Quantity of greenspace per 1,000 population</li> <li>• Access to key local services such as schools, post office, food shop and doctors on foot, bicycle or by public transport</li> <li>• IMD rank for barriers to housing &amp; services domain</li> <li>• Total net floorspace lost/gained of D1 – non-residential institutions</li> </ul>
<b>Enabling improved access to the built and natural environment</b>		
<p><b>SA6.</b> To maintain and improve cultural, social and leisure provision</p>	<ul style="list-style-type: none"> <li>• Will it improve provision of cultural, social and leisure opportunities?</li> <li>• Will it help to maintain existing cultural, social and leisure facilities?</li> </ul>	<ul style="list-style-type: none"> <li>• % of residents who think that for their local area, over the past three years, sports and leisure facilities have got better or stayed the same</li> <li>• % of residents who think that over the past three years, cultural facilities (e.g. cinemas, museums) have got better or stayed the same</li> <li>• Total net floorspace lost/gained of D2 – Assembly &amp; Leisure</li> </ul>
<p><b>SA7.</b> To encourage the enjoyment of the countryside, open spaces and local biodiversity</p>	<ul style="list-style-type: none"> <li>• Will it promote sustainable access to the countryside, open spaces and biodiversity?</li> </ul>	<ul style="list-style-type: none"> <li>• Quantity of greenspace per 1,000 population</li> <li>• Accessibility of greenspace to new residential development</li> <li>• Open space managed to Green Flag standard</li> <li>• Number of SANGs and quantity (ha) of SANG land</li> </ul>





SEA objective	Decision Making Criteria	Indicators
<b>Ensuring responsible use of land and resources</b>		
<b>SA8.</b> To minimise the risk of flooding	<ul style="list-style-type: none"> <li>Will it minimise the risk of flooding (including sewer flood risk)?</li> <li>Will it prevent inappropriate development in areas at risk of flooding?</li> </ul>	<ul style="list-style-type: none"> <li>New developments with SUDs installed, including Green Roofs</li> <li>Number of new developments in the floodplain permitted against the advice of the Environment Agency</li> <li>Number of properties at risk from flooding</li> </ul>
<b>SA9.</b> To make the best use of previously developed land (PDL) and existing buildings	<ul style="list-style-type: none"> <li>Will it reduce the amount of derelict, degraded and underused land?</li> <li>Will it reduce the amount of vacant/unfit properties?</li> <li>Will it promote high densities at appropriate locations?</li> <li>Will it actively promote re-use of previously developed land whilst respecting its amenity, biodiversity and landscape value?</li> </ul>	<ul style="list-style-type: none"> <li>% new development completed on PDL</li> <li>Average density of new residential developments</li> </ul>
<b>SA10.</b> To reduce contamination and safeguard soil quality and quantity	<ul style="list-style-type: none"> <li>Will it remediate contaminated land?</li> <li>Will it help to avoid soil erosion and sedimentation?</li> <li>Will it protect the best and most versatile agricultural land?</li> </ul>	<ul style="list-style-type: none"> <li>Amount of land affected by contamination remediated</li> <li>Density of new residential developments</li> <li>Loss of agricultural land</li> </ul>
<b>SA11.</b> To maintain and improve the quality of water resources	<ul style="list-style-type: none"> <li>Will it protect and improve water quality?</li> <li>Will it help prevent pollutants in water resources</li> </ul>	<ul style="list-style-type: none"> <li>Meets Water Framework Directive</li> <li>Pollution incidents</li> <li>Water abstraction status</li> <li>Ecological and chemical status</li> </ul>
<b>SA12.</b> To ensure air quality continues to improve in line with national and/or WHO global targets	<ul style="list-style-type: none"> <li>Will it improve air quality?</li> <li>Will it contribute directly to air pollution?</li> <li>Will it contribute indirectly to air pollution?</li> </ul>	<ul style="list-style-type: none"> <li>Number of days when air pollution is moderate or high</li> <li>Levels of main pollutants</li> <li>Number of AQMAs and number of dwellings affected.</li> </ul>
<b>Protecting the environment</b>		
<b>SA13.</b> To conserve and enhance the Borough's biodiversity	<ul style="list-style-type: none"> <li>Will it protect and enhance valuable wildlife habitats and species?</li> <li>Will it protect and enhance protected and</li> </ul>	<ul style="list-style-type: none"> <li>Population of SPA wild birds</li> <li>Area &amp; condition of SPA &amp; SAC</li> <li>Number of visitors recorded entering SPA</li> </ul>





SEA objective	Decision Making Criteria	Indicators
	<p>important species?</p> <ul style="list-style-type: none"> <li>• Will it protect and enhance designated nature conservation sites or key components in the habitat network?</li> <li>• Will it make use of opportunities to create and enhance habitats?</li> <li>• Will it ensure current ecological networks are not compromised and that future improvements to habitats connectivity are not prejudiced?</li> </ul>	<ul style="list-style-type: none"> <li>• Status and condition of SSSIs</li> <li>• Number &amp; area of local wildlife sites (LNRs &amp; SNCI)</li> <li>• Extent and condition of ancient woodland</li> <li>• Total area of designated sites (ha) and proportion of the Borough as a whole</li> <li>• Number of planning applications within designated SNCIs or other relevant ecological designations where ecological surveys/strategies have been submitted</li> </ul>
<p><b>SA14.</b> To maintain and enhance the quality of countryside, Green Belt and open space areas</p>	<ul style="list-style-type: none"> <li>• Will it preserve and where possible enhance diverse landscape character and value?</li> <li>• Will it protect and enhance the quality of green and open spaces?</li> <li>• Will it ensure current ecological networks are not compromised and that future improvements to habitats connectivity are not prejudiced?</li> </ul>	<ul style="list-style-type: none"> <li>• % change in area of countryside, Green Belt and open space</li> <li>• Number of planning applications approved where there is a loss of countryside, Green Belt or open space</li> <li>• Number of planning applications within designated SNCIs or other relevant ecological designations where ecological surveys/strategies have been submitted</li> </ul>
<p><b>SA15.</b> To ensure the protection of the Special Protection Areas (SPAs)</p>	<ul style="list-style-type: none"> <li>• Will it conserve and protect the SPA?</li> </ul>	<ul style="list-style-type: none"> <li>• Population of SPA wild birds</li> <li>• Area &amp; condition of SPA &amp; SAC</li> <li>• Status and condition of SSSIs</li> <li>• Number and area of local wildlife sites (LNRs, SNCI)</li> <li>• Number of visitors recorded entering SPA</li> </ul>
<p><b>SA16.</b> To reduce noise pollution</p>	<ul style="list-style-type: none"> <li>• Will it reduce noise pollution?</li> <li>• Will it ensure current ecological networks are not compromised and that future improvements to habitats connectivity are not prejudiced?</li> </ul>	<ul style="list-style-type: none"> <li>• Levels of ambient noise</li> <li>• Number of planning applications within designated SNCIs or other relevant ecological designations where ecological surveys/strategies have been submitted</li> </ul>
<p><b>SA17.</b> To encourage the use of more sustainable modes of transport (public transport/cycling/</p>	<ul style="list-style-type: none"> <li>• Will it reduce the volume of traffic and ease congestion on the road network?</li> </ul>	<ul style="list-style-type: none"> <li>• Travel to work by mode</li> <li>• Traffic counts</li> </ul>



SEA objective	Decision Making Criteria	Indicators
walking) and reduce traffic congestion	<ul style="list-style-type: none"> <li>• Will it improve access to alternative modes?</li> <li>• Will it encourage integrated public transport?</li> <li>• Will it shorten walking distances to local facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian, cycle and public transport access to key services</li> <li>• Number &amp; length of cycle routes and public footpaths</li> <li>• Planning permissions with green travel plans of transport related contributions</li> <li>• Number of cars per household</li> </ul>
<b>SA18.</b> To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	<ul style="list-style-type: none"> <li>• Will it protect and enhance local or designated heritage assets and their settings?</li> <li>• Will it protect historic townscapes and settlement character?</li> <li>• Will it respect, maintain and strengthen local distinctiveness and sense of place?</li> </ul>	<ul style="list-style-type: none"> <li>• Statutory Listed Buildings / Locally Listed Structures/Monuments at risk</li> <li>• Number of Listed Buildings /Locally Listed Buildings/Monuments demolished</li> <li>• Number of archaeological investigations</li> <li>• Number of Conservation Areas</li> </ul>
<b>Minimising climate change and its impacts</b>		
<b>SA19.</b> To reduce greenhouse gas emissions	<ul style="list-style-type: none"> <li>• Will it reduce emissions of greenhouse gases:             <ul style="list-style-type: none"> <li>- Domestic?</li> <li>- Commercial &amp; Industrial activities?</li> <li>- Transport?</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Emissions of carbon dioxide per annum by sector:             <ul style="list-style-type: none"> <li>- Domestic</li> <li>- Industrial/commercial</li> <li>- Transport</li> </ul> </li> <li>• Emissions of Carbon Dioxide within the scope of Local Authorities</li> </ul>
<b>SA20.</b> To increase energy efficiency and increase the use of renewable energy	<ul style="list-style-type: none"> <li>• Will it lead to an increased proportion of energy needs being met from renewable, low carbon and decentralised sources?</li> <li>• Will it promote increased energy efficiency through location, siting and design of new development?</li> </ul>	<ul style="list-style-type: none"> <li>• % of installed renewable energy</li> <li>• SAP ratings</li> <li>• Commercial developments meeting BREEAM 'very good' or 'excellent'</li> </ul>
<b>SA21.</b> To reduce generation of waste and maximise re-use and recycling	<ul style="list-style-type: none"> <li>• Will it promote waste minimisation, re-use and recycling?</li> <li>• Will reduce the overall amount of waste produced?</li> </ul>	<ul style="list-style-type: none"> <li>• Kg waste collected per head</li> <li>• % household waste recycled</li> <li>• % household waste composted</li> <li>• % household waste used to recover heat, power and other energy sources</li> <li>• % household waste landfilled</li> </ul>



SEA objective	Decision Making Criteria	Indicators
<b>SA22.</b> To encourage reduced water consumption	<ul style="list-style-type: none"> <li>• Will it increase water efficiency?</li> <li>• Will it discourage over-consumption of water?</li> </ul>	<ul style="list-style-type: none"> <li>• Daily domestic water consumption (per capita, litres)</li> <li>• No. of properties with water meters</li> <li>• Water abstraction status</li> </ul>
<b>Supporting and facilitating growth</b>		
<b>SA23.</b> To maintain stable levels of employment in the Borough	<ul style="list-style-type: none"> <li>• Will it help to maintain a balanced and stable labour market?</li> </ul>	<ul style="list-style-type: none"> <li>• Proportion of working age in employment</li> <li>• % unemployment levels</li> <li>• % JSA claimants</li> <li>• Job density – number of jobs per person</li> <li>• CoStar commercial and industrial vacancy rates in Surrey Heath (%)</li> </ul>
<b>SA24.</b> To support inclusive and diverse economic growth	<ul style="list-style-type: none"> <li>• Will it encourage provision of jobs accessible to residents of the Borough?</li> <li>• Will it encourage diversity and quality of employment types?</li> </ul>	<ul style="list-style-type: none"> <li>• Employment by occupation</li> <li>• Earnings by residence</li> <li>• Business counts by size</li> </ul>
<b>SA25.</b> To sustain and enhance the viability and vitality of town, district and local centres	<ul style="list-style-type: none"> <li>• Will it enhance the vitality of town, district and local centres?</li> <li>• Will it provide for the purchase of goods and services locally?</li> </ul>	<ul style="list-style-type: none"> <li>• Vacant premises</li> <li>• Retail floor space by type</li> <li>• Total net retail floorspace lost/gained</li> </ul>
<b>SA26.</b> To support existing business structure and businesses	<ul style="list-style-type: none"> <li>• Will it provide for existing businesses i.e. range of premises, services, infrastructure, and skilled workforce?</li> </ul>	<ul style="list-style-type: none"> <li>• % change in VAT registrations</li> <li>• New employment floor space by type</li> </ul>



### **3. Developing and Refining Options and Predicting Effects**

3.1 The Issues, Options and Preferred Approach Document was developed and appraised against the SA Framework. This section of the SA concentrates on stages B1 to B6 of the Government's guide to undertaking SA (see reference 1). However, prior to setting out the predicted effects of options considered, it is important to acknowledge any data gaps or problems encountered during the appraisal process.

#### **Data Gaps and Difficulties**

- 3.2 Baseline data was gathered which informed the scoping section of this report and predicted future trends across a range of sustainability criteria in the absence of the plan. Gathering data in this manner relies on other parties and the accuracy of their data collation or data sets. Therefore the Borough Council does not have control over the detail or quality of the majority of baseline data available. Further, some data sets are based on the 2001 census (where this has not been updated by the 2011 census data), although this is still considered the best available data at the time of writing this assessment.
- 3.3 In terms of data gaps, local air quality monitoring only takes account of nitrogen dioxide and no other emissions. However, this emission is the one most likely to occur from vehicular traffic which is the pollutant the SA is most interested in for Document effects. Other gaps in data exist in terms of condition status of some SSSIs.
- 3.4 Difficulties arise in the prediction and evaluation of effects as these will contain a level of uncertainty, for instance scientific uncertainties due to gaps in data or data collection methods; lack of precision given the qualitative nature of some effects and uncertainties on implementation given the strategic nature of the Document.
- 3.5 Research and professional judgement can reduce these uncertainties but they cannot be entirely eliminated. Where uncertainties remain a precautionary approach was taken.

#### **Stage B1 – Testing the Issues, Options and Preferred Approach objectives against the SA objectives**

- 3.6 Stage B1 involves testing the SA objectives against the Issues, Options and Preferred Approach objectives set out in the document.
- 3.8 In general the majority of Document objectives are compatible with the SA objectives, although the compatibility of some objectives will depend upon implementation. Where this is highlighted relevant strategies and policies in the Document should be worded to reduce incompatibilities.
- 3.9 However in some instances potential incompatibilities occur, for example the Document objective of meeting housing needs may not be compatible with the objective of conserving biodiversity. To overcome these potential incompatibilities it will be necessary to ensure that any unavoidable adverse effects are reduced to an acceptable level.

#### **Stage B2 – Developing the Issues, Options and Preferred Approach and Alternative Approaches**

##### **Developing Options**



- 3.10 The options and alternatives set out in the Document have been assessed against the SA objectives as contained within Table 2-18.
- 3.11 The appraisal of the options in the Issues, Options and Preferred Approach Document involves predicting the likely sustainability effects of the Document options (alternatives) against each of the SA objectives with reference to the baseline situation (as set out in Section 2).
- 3.12 The options set out in the Issues, Options and Preferred Approach Document were developed as follows : -
- (i) The draft vision, objectives, and spatial strategy; and
  - (ii) Developing options and alternative approaches for topic areas that will ultimately form the policies in the new Surrey Heath Local Plan. This includes housing, employment, retail, heritage, biodiversity and Local Area options.
  - (iii) Identifying housing sites through the Strategic Land Availability Assessment 2017 (SLAA) including sites within settlements, within the countryside beyond the Green Belt and Green Belt; and
  - (iv) Consideration of green spaces within the Borough as well as designated Sites of Nature Conservation Importance (SNCI); and
  - (v) Consideration of District/Local centres and neighbourhood parades; and
  - (vi) Consideration of Strategic Employment Sites and Locally Important Employment Sites' boundaries; and
  - (vi) Reviewing existing policies in the Core Strategy & Development Management Policies DPD 2012 and the Camberley Town Centre Area Action Plan DPD 2014 which will be carried forward into the new Local Plan.

### **Stage B3 – Predicting the Effects of the Document options**

### **Stage B4 – Evaluating the Effects of the Document options**

- 3.15 Stages B3 and B4 predict and evaluate the effects of the Issues, Options and Preferred Approach Document options on the receiving environment as well as evaluating the alternative options for comparison where appropriate.
- 3.17 The detailed appraisal of each objective/option is contained within Appendices A-K. The appraisal takes the form of a matrix which assesses the performance of each option/site against the SA framework with a summary of predicted and evaluated effects.
- 3.18 The timeframe of the effects from the options and sites also needs to be considered. In order to address this, the predicted length of the impact(s) from each option/site will be defined as either a short, medium or long term effect. Short term effects are considered to occur within the first 5 years of the plan, medium term effects in years 6-10 and long term effects in years 11-15 and beyond. This will be considered alongside the overall environmental effects against the SA objectives.



**Table 3-1: Appraisal Assessment Criteria for Objective, Sites and Options**

Beneficial		No effect	Adverse		Uncertain
++	+	0	-	--	~
Significant positive/beneficial impact	Minor positive/beneficial impact	No Effect/ No Change/ Neutral	Minor Adverse Impact	Significant adverse impact	Impact Uncertain/ Unknown

3.22 It should also be noted that the SA/SEA process considers the impact of sites/options at a strategic level in order to allow a broad comparison between sites/options. The SA/SEA should not be construed as a detailed site-specific assessment such as an Environmental Impact Assessment (EIA).

3.23 The following sections of the SA/SEA concentrate on specific topic areas to aid reading of this document. With regard to the SA/SEA of sites, if a site has been put forward for more than one use, it will be appraised against the uses proposed. However, it should be noted that some sites have been proposed by developers/land owners for more than one use. As such, sites put forward for more than one use have been appraised in terms of the uses proposed.

**Cumulative Effects**

3.25 It should be noted at this stage of plan preparation that it is difficult to consider the cumulative effects of the plan as a whole, when some sites/options may not be taken forward. Therefore the cumulative effects of the plan as a whole will be considered at the Pre-submission stage (Regulation 19).

**Stage B5 - Considering Ways of Mitigating Adverse Effects and Maximising Beneficial Effects**

3.26 Stage B5, can aid in the development of the preferred approach where uncertainty exists and where clarity is required. This can also include an indication of whether individual sites could reduce their negative effects or enhance positive ones so as to fully inform which options should be taken forward. In this way, sustainability can be ‘front loaded’ and help to reduce the number of sites with negative effects or help to reduce the magnitude of these effects.



## **4. Assessment of Topic Areas of the Issues and Options Preferred Approach Draft Local Plan**

### **Spatial Strategy and Presumption in Favour of Sustainable Development**

- 4.1 The spatial strategy will help inform the overall distribution of growth in Surrey Heath and help in identifying sites to achieve this and to ensure deliverability. The priority of the spatial strategy is to direct development to the most sustainable locations. The preferred and alternative approach to the spatial strategy has been assessed against objectives 1-26 of the SA/SEA. Appendix B sets out the appraisal of the spatial strategy options.

The Presumption in favour of sustainable development policy reflects national guidance set out in the National Planning Policy Framework. The assessment of the preferred approach against objective 1-26 of the SA/SEA is set out in Appendix B. The commentary sets out while it is not considered that there is a reasonable alternative to this approach.

### **Housing Options**

- 4.2 The housing options have been informed by the Strategic Housing Land Availability Assessment 2017 (SLAA), the call for sites undertaken in February 2017, sites allocated in the Core Strategy 2012-2028 and in the Surrey Heath Local Plan 2000. The aim of this approach is to address housing needs by planning for new homes of an appropriate housing mix and tenure in the Borough to 2032. The SA/SEA appraises the preferred and alternative approaches to housing delivery, including Gypsy and Traveller Accommodation, affordable housing, mix of dwellings and specialist housing types against objectives 1-26 of the SA/SEA. Appendix C sets out appraisal of the housing options.

### **4.3 Employment Options**

The aim of this approach is to identify and protect Strategic and Locally Important employment sites to help fulfil the Borough's role in facilitating strong economic performance across all sectors and to introduce policy that supports the sustainable growth and expansion of businesses within rural areas.

The preferred and alternative approaches to employment land have been assessed against objectives 1-26 of the SA/SEA. Appendix D sets out the appraisal of the employment options.

### **4.4 Retail Options**

The aim of this approach is to enhance the vitality and viability of Camberley Town Centre and other District and Local Centres in the Borough and to carry forward policies from the adopted Camberley Town Centre Area Action plan Development Plan Document (DPD). The preferred and alternative approaches to retail uses have been assessed against objectives 1-26 of the SA/SEA. Appendix E sets out the appraisal of the retail options.

### **4.5 Environmental and Infrastructure**

Infrastructure





The aim of this approach is to ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents. The SA/SEA appraises the preferred and alternative approaches to transport, community, green infrastructure and open spaces, recreational facilities and telecoms and broadband against objectives 1-26 of the SA/SEA. Appendix F sets out the appraisals.

#### Environmental

The aim of this approach is to ensure that development does not have a detrimental impact on designated international and national sites of important natural assets and that new development provides opportunities to improve biodiversity and provide for environmental net gain and that development has regard to issues of air quality, contaminated land, noise, lighting and odour, flood risk and water quality and renewable energy. The preferred and alternative approaches to these environmental issues have been assessed against objectives 1-26 of the SA/SEA. Appendix G sets out the appraisals.

#### **4.6 Green Belt and Countryside**

The aim of this approach is to protect and enhance the character of the Green Belt and countryside beyond the Green Belt. The SA/SEA appraises the preferred and alternative approaches to extensions, replacement buildings, infilling and re-use of buildings against objectives 1-26 of the SA/SEA. Appendix H sets out the appraisals.

#### **4.7 Heritage and Design**

The aim of this approach is to conserve and enhance the Borough's built environment and heritage assets, both designated and non-designated. The SA/SEA appraises the preferred and alternative approaches to design, space standards, sustainable water use, trees, parking and highways, shopfronts and adverts against objectives 1-26 of the SA/SEA. Appendix I sets out the appraisals.

#### **4.8 Local Area Policies**

The aim of this approach is to ensure that development provided within the Borough has regard to the local area and sets out local area policies for areas in the west and east of the Borough, including, where relevant, the preferred and alternative approaches to housing delivery and the designation of green spaces and employment and retail areas and the promotion of sustainable transport. The SA/SEA appraises these approaches against objectives 1-26 of the SA/SEA. Appendix J sets out these appraisals.

#### **4.9 Appraisal of employment, housing and SANG sites**

The SA/SEA has appraised all sites that were put forward in the 2017 SLAA that were considered deliverable (0-5 years), developable (6-10 years) and sites that may come forward in the 10-15 year period were also appraised. All sites were appraised against the SA/SEA objectives 1-26.

Appendix K sets out these appraisal and is categorised by local area, beginning with Bagshot and ending with Windlesham. Housing and employment sites that have been identified in the issues and options preferred approach have been appraised alongside all other sites that have been submitted.





## 5. Mitigation & Monitoring

### Stage B5 - Considering Ways of Mitigating Adverse Effects and Maximising Beneficial Effects

- 5.1 A number of recurrent themes arose from the prediction and evaluation of each site/option in Section 4, some of which were negative effects requiring mitigation or reducing in magnitude to acceptable environmental limits, uncertain effects which require clarification or positive effects which could be maximised. However, there will always be some negative effects which cannot be reduced to within acceptable limits or some positive effects which cannot be enhanced further. Also, suggestions for reducing negative effects may only be realistic for a number of sites/options and not all sites/options across the board.
- 5.2 In considering ways in which the Document could reduce or enhance effects it should be noted that many effects will be addressed at the project implementation stage and cannot be considered at this level of assessment or will be beyond the scope of the Document. A combination of national and local planning policy is already in place to ensure that project level impacts are considered and therefore mechanisms are already in place to reduce or enhance effects. Table 10-1 sets out the effects and whether and how the Document can address these.

**Table 10-1: Effects for Mitigation & Enhancement**

Effect	Mitigation or Enhancement
Thames Basin Heaths SPA & Biodiversity	In terms of local biodiversity this will very much depend on individual site design and exploring opportunities for biodiversity gain which will remain project level concerns. The Issues and options draft local plan seeks to carry forward Policies CP14A and CP14B of the Core Strategy and also seeks to improve biodiversity and environmental net gain in new development.  For internationally designated sites such as the Thames Basin Heaths SPA, this will require the provision of SANG which will help mitigate the impact of new development on the Thames Basin Heath SPA.
Use of Sustainable Materials in Development	Use of sustainable materials has been identified as being dependent upon implementation. The Issues and Options draft local plan design policy seeks sustainable construction standards and techniques and sustainable water use.
Impact on Countryside/Green Belt and use of Previously Developed Land	Development within countryside or Green Belt could have a negative impact on landscape and visual amenity. The Issues and Options draft local plan seek to protect and enhance the Green Belt and countryside beyond the Green Belt through a series of policies in respect of reuse, infilling and extensions.
Flood Risk & Water Quality	The Issues and Options draft local plan sets out policy approaches to flood risk, surface water and water quality and supply to minimise and reduce the risk of flooding, and to ensure water quality is protected.



<b>Effect</b>	<b>Mitigation or Enhancement</b>
Crime & Design	Effects on crime & design will be considered by individual projects at the design stage. The Issues and Options draft plan design policy seeks to address this issue.
Greenhouse gas emissions	The issues and options draft local plan seeks to ensure that new development considered the impact on air quality and recognises the opportunities for providing renewable an low carbon energy schemes, including other suitable new or alternative technologies that may come forward in the lifetime of the local plan.
Heritage Assets	The issues and options draft Local Plan seeks to conserve and enhance the Borough's built environment, including the loss of the Borough's heritage assets.
Loss of Employment & Impact to Business	The Issues and options draft local plan seeks to identify and protect strategic and locally important employment sites and promote economic growth.
Transport & Accessibility to Services	<p>The Issues and options draft local plan seeks to ensure that development within the Borough is supported by the physical and social infrastructure, including the provision of non-car means of transport, links to public transport and cycle ways.</p> <p>With regard to the provision of housing, the Issues and options draft local plan seeks to deliver the majority of this within the urban areas of the Borough where there are better links to transport and accessibility to services.</p>

### **Stage B6 – Proposals for Monitoring**

5.3 The effects of implementing the Document must be monitored to identify any unforeseen adverse sustainability effects, whether mitigation measures proposed are working and to seek to identify effects which differ from those predicted. This will involve, as far as is possible, quantifying both beneficial and adverse significant effects through a set of indicators. These indicators will be identified at the Regulation 19 stage of the local plan process. However, the following targets and indicators are likely to be relevant:

- New & converted dwellings on PDL;
- Number of dwellings completed by settlement location;
- Managed delivery target;
- Net additional pitches for Gypsy & Traveller accommodation;
- Amount of land implemented as SANGS
- Employment land available
- Condition status of SPA, SAC and SSSI's

5.5 The final set of indicators to be used when monitoring the sustainability effects of the Local Plan will be set out in the final SA report and will accompany the submission of the Regulation 19 document.



## **6. Next Stages**

- 6.1 Consultation on this SA/SEA Interim Report will run from the 4<sup>th</sup> June to the 16<sup>th</sup> July. Any comments submitted which require changes to this SA/SEA Interim Report will be incorporated in a future SA/SEA Report which will be published alongside the Regulation 19 consultation.

### **SA/SEA Statement**

- 6.2 In accordance with the SEA Directive and Regulations and in line with good practice as set out by the Planning Advisory Service (PAS), upon adoption of the Local Plan (2016-2032) a statement will be published which summarises how sustainability (including environmental) considerations have been integrated into the adopted Document and how the SA/SEA report has been taken into account, including the reasons for choosing the Document over any alternatives (options) considered.



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**April 2018**

**Appendix A**  
**Appraisal Matrices for Local Plan Objectives against**  
**Sustainability Objectives**

Beneficial		No effect	Adverse		Uncertain
++	+	o	-	--	~
Significant positive/beneficial impact	Minor positive/beneficial impact	No Effect/No Change/Neutral	Minor Adverse Impact	Significant adverse impact	Impact Uncertain/Unknown

	Strategic Objectives										
	A	B	C	D	E	F	G	H	I	J	K
1	++	o	o	o	o	o	o	o	o	o	o
2	o	o	o	++	o	+	o	o	o	o	o
3	o	++	+	~	o	o	o	o	o	o	o
4	o	o	o	~	o	o	o	o	o	o	o
5	o	++	+	++	o	o	o	o	o	o	o
6	o	o	o	++	o	o	o	o	o	o	o
7	o	o	o	+	++	o	o	o	o	++	+
8	o	o	o	+	o	o	++	o	o	o	o
9	~	o	o	o	o	o	o	o	o	o	o
10	o	o	o	o	o	+	o	o	o	o	o
11	o	o	o	o	o	o	+	o	o	o	o
12	~	o	o	o	o	+	o	+	o	o	o
13	o	o	o	o	++	o	o	o	o	o	o
14	o	o	o	+	o	o	o	o	o	++	+
15	++	o	o	o	++	o	o	o	o	o	o
16	o	o	o	o	o	++	o	o	o	o	o
17	o	o	o	+	o	o	o	~	o	o	o
18	o	o	o	o	o	o	o	o	++	o	++
19	~	o	o	o	o	~	o	~	o	o	o
20	~	o	o	o	o	o	o	+	o	o	o
21	o	o	o	o	o	~	o	~	o	o	o
22	o	o	o	o	o	o	o	o	o	o	o
23	o	++	++	o	o	o	o	o	o	o	o
24	o	++	++	o	o	o	o	o	o	o	o
25	o	~	++	o	o	o	o	o	~	o	+
26	o	++	++	o	o	o	o	o	o	o	o

<b>Objective</b>	<b>Strategic Objective</b>
<b>Housing</b>	
Objective A	To address housing needs by planning for at least 5393 new homes of an appropriate housing mix and tenure in the Borough to 2032 and by working with our Housing Market Area partners to meet any identified unmet housing need arising from Surrey Heath.
<b>Economic (employment)</b>	
Objective B	To identify and protect Strategic and Locally Important employment sites to help fulfil the Borough's role in facilitating strong economic performance across all sectors within the Functional Economic Area (Hart Rushmoor and Surrey Heath) and the wider EM3 LEP area.
<b>Economic (Retail)</b>	
Objective C	To enhance the vitality and viability of Camberley Town Centre and the other District and Local centres within the Borough.
<b>Infrastructure</b>	
Objective D	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
<b>Environmental</b>	
Objective E	<b>Environmental (Biodiversity)</b> To ensure that development does not have a detrimental impact on designated international and national sites of important natural assets and that new development provides opportunities to improve biodiversity.
Objective F	<b>Environmental (Pollution)</b> To ensure that new development considers the impact on air quality and minimises or mitigates the impact of noise, light pollution and odours.
Objective G	<b>Environmental ( Flood) Risk and Water Quality)</b> To ensure that new development, unless appropriate development under the Exceptions Test, is not located in areas of high or medium risk of flooding and that development does not increase surface water run-off.
Objective H	<b>Environmental (renewable)</b> To ensure that opportunities for renewable energy address any adverse impacts, including impact on landscape and character
<b>Design and Heritage</b>	
Objective I	To conserve and enhance the Borough's built environment and heritage assets, both designated and non-designated.
<b>Countryside and Greenbelt</b>	
Objective J	To protect and enhance the character of the Green Belt and countryside beyond the Green Belt.
<b>Local Area Policies</b>	
Objective K	To ensure that development provided within the Borough has regard to the local area.

## **Appendix B**

### **Appraisal Matrices for Spatial Strategy and Presumption in Favour of Sustainable Development Options**



Beneficial		No effect	Adverse		Uncertain
++	+	o	-	--	~
Significant positive/beneficial impact	Minor positive/beneficial impact	No Effect/No Change/Neutral	Minor Adverse Impact	Significant adverse impact	Impact Uncertain/Unknown

## Appraisal of options for the Spatial Strategy

SA Objective	Duration (years)	Option 1	Option 2	Option 3
SA1. To meet identified housing need	0-5	++	-	-
	6-10	++	-	-
	11-15+	++	-	-
SA2. To improve the population's health	0-5	~	~	~
	6-10	~	~	~
	11-15+	~	~	~
SA3. To improve the education and skills of the local population	0-5	+	+	+
	6-10	+	+	+
	11-15+	+	+	+
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~
	6-10	~	~	~
	11-15+	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	+	+
	6-10	+	+	+
	11-15+	+	+	+
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	~	~	++
	6-10	~	~	++
	11-15+	~	~	++
SA8. To reduce the risk of flooding	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	~
	6-10	~	~	~
	11-15+	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	~	~	++
	6-10	~	~	++
	11-15+	~	~	++
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	++	++	++
	6-10	++	++	++

	11-15+	++	++	++
SA16. To reduce noise pollution	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	~	~	~
	6-10	~	~	~
	11-15+	~	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	~
	6-10	~	~	~
	11-15+	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	~
	6-10	~	~	~
	11-15+	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~	~	~
	6-10	~	~	~
	11-15+	~	~	~
SA22. To encourage reduced water consumption	0-5	~	~	~
	6-10	~	~	~
	11-15+	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	+	+	+
	6-10	+	+	+
	11-15+	+	+	+
SA24. To support inclusive and diverse economic growth	0-5	+	+	+
	6-10	+	+	+
	11-15+	+	+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	++	++	++
	6-10	++	++	++
	11-15+	++	++	++
SA26. To support existing business structure and businesses	0-5	+	+	+
	6-10	+	+	+
	11-15+	+	+	+

**Option 1: preferred approach to spatial strategy**

The approach would significantly contribute to meeting the Borough's identified housing need through providing certainty on where development would take place. The impact on SA2, SA4, SA12, SA17 and SA19-22 will depend on the design of the development that comes forward as a result of the approach. Through ensuring the protection of the Thames Basin Heath SPA, the approach is considered to have a significant positive impact on the SPA. Due to the release of land within the Countryside beyond the greenbelt, but the maintaining of the extent of the Green Belt, the impact of the policy approach on SA7 and SA14 is considered uncertain. Through maintaining the hierarchy of town, district and local centres and ensuring new development protects and enhances their viability and vitality, the approach is considered to have a significant positive impact on SA25 and a positive impact on SA23, 24 and 26.

**Option 2: to not set out where development would come from but to consider proposals on a site by site basis.**

The approach would negatively impact the Council's ability to meet the Borough's identified need through reducing the number of sites available for development. The impact on SA2, SA12, SA17 and SA19-22 will depend on the design of the development that comes forward as a result of the approach. Through ensuring the protection of the Thames Basin Heath SPA, the approach is considered to have a significant positive impact on the SPA. Due to the release of land within the Countryside beyond the greenbelt, but the maintaining of the extent of the Green Belt, the impact of the policy approach on SA7 and SA14 is considered uncertain. Through maintaining the hierarchy of town, district and local centres and ensuring new development protects and enhances their viability and vitality, the approach is considered to have a significant positive

impact on SA25 and a positive impact on SA23, 24 and 26.

**Option 3: to not release land from the Countryside beyond the Green Belt.**

The approach would negatively impact the Council's ability to meet the Borough's identified need through reducing the number of sites available to deliver housing. The impact on SA2, SA12, SA17 and SA19-22 will depend on the design of the development that comes forward as a result of the approach. Through ensuring the protection of the Thames Basin Heath SPA, the approach is considered to have a significant positive impact on the SPA. Through maintaining the Green belt and the Countryside beyond the Green Belt, the approach is considered to have a significant positive impact on SA7 and SA14. Through maintaining the hierarchy of town, district and local centres and ensuring new development protects and enhances their viability and vitality, the approach is considered to have a significant positive impact on SA25 and a positive impact on SA23, 24 and 26.

## Appraisal of options to presumption in favour of sustainable development

SA Objective	Duration (years)	Option 1
SA1. To meet identified housing need	0-5	+
	6-10	+
	11-15+	+
SA2. To improve the population's health	0-5	+
	6-10	+
	11-15+	+
SA3. To improve the education and skills of the local population	0-5	~
	6-10	~
	11-15+	~
SA4. To reduce crime, fear of crime and social exclusion	0-5	~
	6-10	~
	11-15+	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+
	6-10	+
	11-15+	+
SA6. To maintain and improve cultural, social and leisure provision	0-5	~
	6-10	~
	11-15+	~
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+
	6-10	+
	11-15+	+
SA8. To reduce the risk of flooding	0-5	o
	6-10	o
	11-15+	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o
	6-10	o
	11-15+	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o
	6-10	o
	11-15+	o
SA11. To maintain and improve the quality of water resources	0-5	o
	6-10	o
	11-15+	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~
	6-10	~
	11-15+	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	+
	6-10	+
	11-15+	+
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+
	6-10	+
	11-15+	+
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	++
	6-10	++
	11-15+	++
SA16. To reduce noise pollution	0-5	o
	6-10	o
	11-15+	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/	0-5	o
	6-10	o

walking) and reduce traffic congestion	11-15+	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o
	6-10	o
	11-15+	o
SA19. To reduce greenhouse gas emissions	0-5	~
	6-10	~
	11-15+	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o
	6-10	o
	11-15+	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o
	6-10	o
	11-15+	o
SA22. To encourage reduced water consumption	0-5	o
	6-10	o
	11-15+	o
SA23. To maintain stable levels of employment in the Borough	0-5	+
	6-10	+
	11-15+	+
SA24. To support inclusive and diverse economic growth	0-5	+
	6-10	+
	11-15+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+
	6-10	+
	11-15+	+
SA26. To support existing business structure and businesses	0-5	+
	6-10	+
	11-15+	+
<p><b>Option 1: presumption in favour of sustainable development</b></p> <p>Through ensuring that development improves the social condition of the Borough, the approach is considered to have a positive impact on SA2 and SA5 and an uncertain impact of SA3-4 and SA6. Through ensuring development improves the economic condition of the Borough, the approach is considered to have a positive impact on SA23 to SA26. Through ensuring development improves the environmental condition of the Borough, the approach is considered to have a positive impact on SA13-14 and SA7, as well as an uncertain impact on SA12 and SA19. Through taking a positive approach to development proposals that reflects presumption in favour of sustainable development in the NPPF, the approach is considered to have a positive impact on meeting the Borough's identified housing need. Through ensuring that regard is given to mitigation of impacts of proposals on the Thames Basin Heath SPA, the approach is considered to have a positive impact on SA15.</p> <p><b>There is no alternative because the preferred approach reflects guidance in the NPPF.</b></p>		

## **Appendix C**

### **Appraisal Matrices for Housing Options**

Beneficial		No effect	Adverse		Uncertain
++	+	o	-	--	~
Significant positive/beneficial impact	Minor positive/beneficial impact	No Effect/No Change/Neutral	Minor Adverse Impact	Significant adverse impact	Impact Uncertain/Unknown

## Appraisal of options to Housing Delivery

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	++	~
	6-10	++	~
	11-15+	++	~
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	+
	6-10	++	+
	11-15+	++	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	+
	6-10	+	+

	11-15+	+	+
SA16. To reduce noise pollution	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	~	0
	6-10	~	0
	11-15+	~	0
SA19. To reduce greenhouse gas emissions	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA22. To encourage reduced water consumption	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA24. To support inclusive and diverse economic growth	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA26. To support existing business structure and businesses	0-5	+	+
	6-10	+	+
	11-15+	+	+
<p><b>Option 1 – to have a policy that ensures new housing is delivered by meeting the needs of the community in line with the overarching spatial strategy by allocating sites for delivery of net new homes.</b></p> <p>By ensuring new housing is delivered that meets the needs of the community on predominantly PDL, the approach is considered to have a significant positive impact on SA1 and SA9. The impact of allocated sites on SA12, SA17 and SA19-22 will depend on the design and implementation of the development. Due sites being allocated in Camberley Town Centre, the development is considered to have a positive impact on SA24-26. Due to the presence of listed buildings on some sites and location of some sites, the impact on SA18 and SA7 and SA14 is uncertain. Sites coming forward would need to provide mitigation measures for the Thames Basin Heath SPA, therefore having a positive impact on SA15.</p> <p><b>Option 2- to only allocate strategic sites in Camberley Town Centre</b></p> <p>Through only allocating sites in Camberley Town Centre, the impact on meeting identified housing needs is uncertain, as well as SA24. However, the impact on SA25, SA26, SA15 and SA9 would remain positive. The impact of allocated sites on SA12, SA17 and SA19-22 will depend on the design and implementation of the development.</p>			



## Appraisal of options to Deepcut

SA Objective	Duration (years)	Option 1
SA1. To meet identified housing need	0-5	++
	6-10	++
	11-15+	++
SA2. To improve the population's health	0-5	+
	6-10	+
	11-15+	+
SA3. To improve the education and skills of the local population	0-5	+
	6-10	+
	11-15+	+
SA4. To reduce crime, fear of crime and social exclusion	0-5	~
	6-10	~
	11-15+	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+
	6-10	+
	11-15+	+
SA6. To maintain and improve cultural, social and leisure provision	0-5	+
	6-10	+
	11-15+	+
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o
	6-10	o
	11-15+	o
SA8. To reduce the risk of flooding	0-5	o
	6-10	o
	11-15+	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+
	6-10	+
	11-15+	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o
	6-10	o
	11-15+	o
SA11. To maintain and improve the quality of water resources	0-5	o
	6-10	o
	11-15+	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~
	6-10	~
	11-15+	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o
	6-10	o
	11-15+	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o
	6-10	o
	11-15+	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	++
	6-10	++
	11-15+	++
SA16. To reduce noise pollution	0-5	o
	6-10	o
	11-15+	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	~
	6-10	~
	11-15+	~
SA18. To protect and where appropriate enhance	0-5	~

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	~
	11-15+	~
SA19. To reduce greenhouse gas emissions	0-5	~
	6-10	~
	11-15+	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~
	6-10	~
	11-15+	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~
	6-10	~
	11-15+	~
SA22. To encourage reduced water consumption	0-5	~
	6-10	~
	11-15+	~
SA23. To maintain stable levels of employment in the Borough	0-5	+
	6-10	+
	11-15+	+
SA24. To support inclusive and diverse economic growth	0-5	+
	6-10	+
	11-15+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+
	6-10	+
	11-15+	+
SA26. To support existing business structure and businesses	0-5	0
	6-10	0
	11-15+	0
<p><b>Option 1 – to carry forward Core Strategy Policy CP4.</b>  By seeking to support the implementation of the approved housing development on a mixed site, the approach is considered to have a positive impact on SA1 and SA9. Due to the provision of community infrastructure, employment opportunities and an enhanced or new village centre, the approach is considered to have a positive impact on SA2-3, SA5-6 and SA23-25. Due to a listed building being present on site, the impact on SA18 is uncertain. The impact of the development on SA17, SA12 and SA19-22 will depend on the design and implementation of the development. Through the provision of mitigation measures, the development is considered to have a significant positive impact on SA15.</p> <p><b>There is no alternative approach because the preferred approach reflects existing policies and approved designed guides and planning permission for the redevelopment of Princess Royal barracks at Deepcut.</b></p>		

## Appraisal of options to Gypsy and Traveller and Travelling Showpeople sites

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA2. To improve the population's health	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA3. To improve the education and skills of the local population	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA6. To maintain and improve cultural, social and leisure provision	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA8. To reduce the risk of flooding	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA11. To maintain and improve the quality of water resources	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA13. To conserve and enhance the Borough's biodiversity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA16. To reduce noise pollution	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA18. To protect and where appropriate enhance	0-5	0	0

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	0	0
	11-15+	0	0
SA19. To reduce greenhouse gas emissions	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA22. To encourage reduced water consumption	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA26. To support existing business structure and businesses	0-5	0	0
	6-10	0	0
	11-15+	0	0
<p><b>Option 1 – have a policy that safeguards existing sites and ensures new sites are allocated in sustainable locations.</b></p> <p>Through seeking to provide new settlement sites, the impact on SA1 and SA4 is considered uncertain. Through ensuring that settlement areas are in sustainable locations, the policy approach is considered to have a positive impact on SA5. Through requiring very special circumstances for proposals in the Green Belt, the impact on SA7 and SA14 is considered positive.</p> <p><b>Option 2 – To not have a specific Policy for Gypsy and Traveller sites.</b></p> <p>By not having a specific policy on proposals in the Green Belt, the approaches impact on SA7 and SA14 is uncertain. By not having a specific for Gypsy and Traveller sites, the impact on SA1 and SA4 is considered uncertain.</p>			

## Appraisal of options to Custom and Self Build

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA18. To protect and where appropriate enhance	0-5	o	o

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	0	0
	11-15+	0	0
SA19. To reduce greenhouse gas emissions	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA22. To encourage reduced water consumption	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA26. To support existing business structure and businesses	0-5	0	0
	6-10	0	0
	11-15+	0	0
<p><b>Option 1 – to have a policy that provides the opportunity for the delivery of self-build and custom build housing.</b></p> <p>Through seeking the provision of self build plots, the policy approach is considered to have a positive impact on meeting an identified housing need. New dwellings will have to provide mitigation measures for the Thames Basin Heath SPA, and therefore is considered to have a positive impact on SA15.</p> <p><b>Option 2 – To have a policy that seeks a proportion of self build on all sites above 10 units.</b></p> <p>By seeking the provision of self build plots, the policy approach is considered to have a positive impact on meeting an identified housing need. New dwellings will have to provide mitigation measures for the Thames Basin Heath SPA, and therefore the approach is considered to have a positive impact on SA15.</p>			

## Appraisal of options to Rural Exception Housing

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA18. To protect and where appropriate enhance	0-5	o	o

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	0	0
	11-15+	0	0
SA19. To reduce greenhouse gas emissions	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA22. To encourage reduced water consumption	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA26. To support existing business structure and businesses	0-5	0	0
	6-10	0	0
	11-15+	0	0
<p><b>Option 1 – to have a policy approach that enables affordable housing in perpetuity for people with a local connection</b></p> <p>Through supporting small scale developments for affordable housing, the approach is considered to have a positive impact on SA1. Because sites coming forward will require the provision of mitigation measures, the approach is considered to have a positive impact on SA15. Due to Rural exception sites being located in the countryside beyond the Green Belt, the impact of the policy approach on SA7 and SA14 is uncertain. Due to the possibility of sites being greenfield or mixed, the impact on SA9 is uncertain.</p> <p><b>Option 2 – To not have a specific policy approach but to consider schemes against Countryside and Greenbelt policies in the Local Plan</b></p> <p>By not having a specific policy, the impact on housing need is uncertain, especially in terms of affordable housing provision. Because sites coming forward will require the provision of mitigation measures, the approach is considered to have a positive impact on SA15. Due to Rural exception sites being located in the countryside beyond the Green Belt, the impact of the policy approach on SA7 and SA14 is uncertain. Due to the possibility of sites being greenfield or mixed, the impact on SA9 is uncertain.</p>			



## Appraisal of options to Specialist Housing

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA2. To improve the population's health	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA3. To improve the education and skills of the local population	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA4. To reduce crime, fear of crime and social exclusion	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA6. To maintain and improve cultural, social and leisure provision	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA8. To reduce the risk of flooding	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA11. To maintain and improve the quality of water resources	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA13. To conserve and enhance the Borough's biodiversity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA16. To reduce noise pollution	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA18. To protect and where appropriate enhance	0-5	0	0

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	0	0
	11-15+	0	0
SA19. To reduce greenhouse gas emissions	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA22. To encourage reduced water consumption	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA26. To support existing business structure and businesses	0-5	0	0
	6-10	0	0
	11-15+	0	0
<p><b>Option 1 – to have a policy that provides for C2 housing to help meet the needs of older persons or those requiring specialist care</b></p> <p>Through seeking to meet an identified housing need and specialist housing needs, the approach is considered to have a positive impact on SA1 and SA2. Through making provisions for specialist housing in settlement areas, the policy approach is considered to have impact on SA4. With regard to SA15, the policy approach ensures the protection of the Thames Basin Heath SPA.</p> <p><b>Option 2 – to not have a specific policy but consider these type of development in line with other Local Plan policies</b></p> <p>The approach is considered to have no impact.</p>			

## Appraisal of options to Loss of Housing

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA18. To protect and where appropriate enhance	0-5	+	o

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	+	o
	11-15+	+	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – to have a policy approach that seeks the retention of existing housing stock within the Borough</b></p> <p>By seeking to minimise the loss of housing in the Borough, the approach is considered to have a positive impact on SA1. With regard to SA18, the approach is considered to have a positive impact through ensuring that a building of architectural or historic importance can be retained or renovated. By improving existing and making best use of sub-standard units, the approach is considered to positively impact SA9. Through providing essential community facilities that cannot be met elsewhere, the policy approach is considered to have a positive impact on SA5 and an uncertain impact on SA6.</p> <p><b>Option 2 – to not have a specific policy and consider applications on a case by case basis</b></p> <p>Due to the uncertainty of not having a specific loss of housing policy, its impact on SA1 is uncertain.</p>			

## Appraisal of options to Housing Mix and Type

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	++	+
	6-10	++	+
	11-15+	++	+
SA2. To improve the population's health	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA3. To improve the education and skills of the local population	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA4. To reduce crime, fear of crime and social exclusion	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA6. To maintain and improve cultural, social and leisure provision	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA8. To reduce the risk of flooding	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA11. To maintain and improve the quality of water resources	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA13. To conserve and enhance the Borough's biodiversity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA16. To reduce noise pollution	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA18. To protect and where appropriate enhance	0-5	0	0

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	0	0
	11-15+	0	0
SA19. To reduce greenhouse gas emissions	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA22. To encourage reduced water consumption	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA26. To support existing business structure and businesses	0-5	0	0
	6-10	0	0
	11-15+	0	0
<p><b>Option 1 - to have a policy that provides a mix of dwellings to meet the needs of current and future households</b></p> <p>By seeking to provide a mix of dwellings that is reflective of the Borough's housing needs, it is considered to have a significant positive impact on SA1. Due to the proposed policy seeking to provide dwellings that are adaptable to changing life circumstances, the policy approach is considered to have a positive impact on population health within the Borough.</p> <p><b>Option 2 – To have a policy that sets out a specific mix dependent on the sites size</b></p> <p>Through providing a specific mix of housing dependent on a sites size, the proposed policy is considered to have a positive impact on SA1.</p>			

## Appraisal of options to Affordable Housing

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	++	++
	6-10	++	++
	11-15+	++	++
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA18. To protect and where appropriate enhance	0-5	o	o

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	0	0
	11-15+	0	0
SA19. To reduce greenhouse gas emissions	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA22. To encourage reduced water consumption	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA26. To support existing business structure and businesses	0-5	0	0
	6-10	0	0
	11-15+	0	0
<p><b>Option 1 – To have a policy that provides a mix of affordable housing that meet the needs of current and future households</b></p> <p>The policy seeks to provide a mix of affordable housing which meets the needs of current and future households, and is therefore considered to have a significant positive impact on SA1. With regard to SA4, the proposed policy is considered to have a positive impact on reducing social exclusion through seeking to integrate affordable housing throughout development sites.</p> <p><b>Option 2 – to have a policy that seeks at least 40% affordable housing on sites over 10 or with a combined floorspace of 1000sqm.</b></p> <p>The proposed policy is considered to have a significant positive impact on SA1, seeking to meet the affordable housing needs of the Borough.</p>			



## **Appendix D**

### **Appraisal Matrices for Employment Options**

Beneficial		No effect	Adverse		Uncertain
++	+	o	-	--	~
Significant positive/beneficial impact	Minor positive/beneficial impact	No Effect/No Change/Neutral	Minor Adverse Impact	Significant adverse impact	Impact Uncertain/Unknown

### Appraisal of options to Employment Land

SA Objective	Duration (years)	Option 1	Option 2	Option 3
SA1. To meet identified housing need	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA2. To improve the population's health	0-5	+	o	o
	6-10	+	o	o
	11-15+	+	o	o
SA3. To improve the education and skills of the local population	0-5	+	o	o
	6-10	+	o	o
	11-15+	+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	++	+	o
	6-10	++	+	o
	11-15+	++	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA8. To reduce the risk of flooding	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+	+	o
	6-10	+	+	o
	11-15+	+	+	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	~	o	~
	6-10	~	o	~
	11-15+	~	o	~
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o
	6-10	o	o	o

	11-15+	o	o	o
SA16. To reduce noise pollution	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	+	o	o
	6-10	+	o	o
	11-15+	+	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA22. To encourage reduced water consumption	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	++	+	o
	6-10	++	+	o
	11-15+	++	+	o
SA24. To support inclusive and diverse economic growth	0-5	++	+	o
	6-10	++	+	o
	11-15+	++	+	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA26. To support existing business structure and businesses	0-5	++	+	o
	6-10	++	+	o
	11-15+	++	+	o
<p><b>Option 1 – Promoting economic growth by allocating strategic employment sites and locally important employment sites and supporting sustainable growth within rural areas.</b>  The approach would support stable levels of employment in the borough and support inclusive and diverse economic growth, as well as improving access to employment opportunities in the Borough. It would also have minor positive impact on improving population health and making best use of previously developed land. By having regard for the impact of employment uses on the countryside, the approach is considered to have an uncertain impact on SA14. The impact on SA18 will depend on the outcomes of working with partners such as Surrey County Council in delivering infrastructure to support business in Surrey Heath.</p> <p><b>Option 2 - Retaining the existing Core Employment Areas and not allocating or reallocating sites as Strategic Employment Sites or Locally Important Employment Sites</b>  Option 2 would have minor positive effects stable levels of employment in the Borough and support inclusive and diverse economic growth. The impact is not considered significantly positive because it is focused on specific areas within the Borough, rather than employment sites throughout the Borough.</p> <p><b>Option 3 - To not have a policy on rural businesses and to consider each application for business use on its individual impact on the countryside.</b>  Option 3 would have uncertain impact on the countryside and employment opportunities within the Borough, and would depend on the outcome of individual applications that came forward</p>				

**Appendix E**  
**Appraisal Matrices for Retail Options**

Beneficial		No effect	Adverse		Uncertain
++	+	o	-	--	~
Significant positive/beneficial impact	Minor positive/beneficial impact	No Effect/No Change/Neutral	Minor Adverse Impact	Significant adverse impact	Impact Uncertain/Unknown

### Appraisal of options to Retail

SA Objective	Duration (years)	Option 1	Option 2	Option 3	Option 4
SA1. To meet identified housing need	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA2. To improve the population's health	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	+	+	o	o
	6-10	+	+	o	o
	11-15+	+	+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	++	+	~	o
	6-10	++	+	~	o
	11-15+	++	+	~	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	+	o	o
	6-10	+	+	o	o
	11-15+	+	+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA8. To reduce the risk of flooding	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+	+	o	o
	6-10	+	+	o	o
	11-15+	+	+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	+	o	o
	6-10	+	+	o	o
	11-15+	+	+	o	o

SA16. To reduce noise pollution	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	+	+	o	o
	6-10	+	+	o	o
	11-15+	+	+	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	~	~	o	+
	6-10	~	~	o	+
	11-15+	~	~	o	+
SA19. To reduce greenhouse gas emissions	0-5	~	~	o	o
	6-10	~	~	o	o
	11-15+	~	~	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~	~	o	o
	6-10	~	~	o	o
	11-15+	~	~	o	o
SA22. To encourage reduced water consumption	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	++	++	~	o
	6-10	++	++	~	o
	11-15+	++	++	~	o
SA24. To support inclusive and diverse economic growth	0-5	++	++	-	o
	6-10	++	++	-	o
	11-15+	++	++	-	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	++	+	--	+
	6-10	++	+	--	+
	11-15+	++	+	--	+
SA26. To support existing business structure and businesses	0-5	++	++	-	o
	6-10	++	++	-	o
	11-15+	++	++	-	o
<p><b>Option 1 - Enhance the role of Camberley Town Centre and to ensure that other retail centres in the Borough remain viable and vibrant.</b></p> <p>The approach will have a significant positive impact in supporting inclusive and diverse economic growth, sustaining and enhancing vitality of district and town centres and supporting existing business. It will also have minor positive impact on meeting identified housing need through having a policy that sets out at first floor level, as well as encourage the use of sustainable modes of transport through enhancing the role of Camberley Town Centre. The policy approach is also considered to have a positive impact on reducing social exclusion and maintaining social and cultural provision, whilst making best use of PDL. The Impact on SA18-19 and SA21 is uncertain and will depend on the design of proposals that come forward.</p> <p><b>Option 2 - To not carry forward polices from the Camberley Town Centre Area Action Plan and retain the Area Action Plan.</b></p> <p>Option 2 is likely to offer similar benefits to option 1, however it does not address retail centres outside of Camberley town centre, therefore the positive impacts from option 1 may not be carried forward to these centres.</p> <p><b>Option 3 - To not set a percentage for A1 (shops) and other uses in primary shopping frontages.</b></p> <p>Option 3 would not help support inclusive and diverse economic activity or help sustain viability and vitality of district and local centres, and is therefore considered to have a minor negative impact on SA24 and SA26 and a significant negative impact on SA25. The impact on</p>					

maintaining stable levels of employment in the Borough and improving employment opportunities is consequently considered uncertain.  
It is less likely to have a beneficial impact in meeting housing need and other objectives outside of retail sustainability objectives.

**Option 4 - To have an overarching policy on environmental improvements and shopfronts.**

Option 4 the approach would have a minor positive impact on enhancing historical features and sustaining and enhancing vitality and viability of town, district and local centres centres.

## **Appendix F**

### **Appraisal Matrices for Infrastructure Options**



Beneficial		No effect	Adverse		Uncertain
++	+	o	-	--	~
Significant positive/beneficial impact	Minor positive/beneficial impact	No Effect/No Change/Neutral	Minor Adverse Impact	Significant adverse impact	Impact Uncertain/Unknown

### Appraisal of options to infrastructure delivery

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	++	+
	6-10	++	+
	11-15+	++	+
SA6. To maintain and improve cultural, social and leisure provision	0-5	++	+
	6-10	++	+
	11-15+	++	+
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA8. To reduce the risk of flooding	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA15. To ensure the protection of the Special	0-5	+	+

Protection Areas (SPAs)	6-10	+	+
	11-15+	+	+
SA16. To reduce noise pollution	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA19. To reduce greenhouse gas emissions	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – Having an Overarching Infrastructure Policy that ensures new development provides or contributes to the provision of necessary on site or off site infrastructure.</b></p> <p>The approach would ensure that the necessary social, physical and green infrastructure is provided either on or off site, particularly for strategic sites. Therefore, the approach is considered to have a positive impact on population health, encouraging enjoyment of open space and ensuring the protection of the SPA, as well as SA4 and SA17. The approach is also considered to have a significant positive impact on access to community services and leisure provision. The impact is considered uncertain on SA8, SA12-14, SA16 and SA18-20 and will depend on the design of proposals that come forward during the plan period.</p> <p><b>Option 2 – Have a generic policy for all sites and no specific policies for strategic sites identified in the Local Plan.</b></p> <p>Option 2 it would be less obvious as to how the necessary social, physical and green infrastructure required would be provided on strategic sites. Therefore the policy approach is considered to have an uncertain impact on reducing social exclusion, improving population health, SA7-8, SA12-14 and SA16 to 20 and would depend on the design of proposals that come forward in the plan period. The approach is likely to have a positive impact on provision of recreation and protecting the Thames Basin Heath SPA.</p>			

## Appraisal of options to transport

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	++	++
	6-10	++	++
	11-15+	++	++
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological,	0-5	o	o
	6-10	o	o

historical or architectural interest and their settings	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – Have a transport policy that seeks to ensure development provides flexibility in the choice of transport modes, including sustainable transport.</b>  The approach would significantly encourage the use of more sustainable modes of transport. It would have a positive impact on improving the population's health, supporting inclusive and diverse economic growth, whilst improving opportunities for access to community services. The impact on air quality, noise pollution and SA19 is uncertain and will depend on implementation.</p> <p><b>Option 2 – To not include a transport assessment in the Transport policy but rely on the Council's validation of Planning Applications guidance document.</b>  The approach would still significantly encourage the use of more sustainable modes of transport. It would have a positive impact on improving the population's health, supporting inclusive and diverse economic growth, whilst improving opportunities for access to community services. The impact on air quality, noise pollution and SA19 is uncertain and will depend on implementation.</p>			

## Appraisal of options to community infrastructure

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA3. To improve the education and skills of the local population	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA4. To reduce crime, fear of crime and social exclusion	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	++	+
	6-10	++	+
	11-15+	++	+
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable	0-5	o	o

modes of transport (public transport/cycling/walking) and reduce traffic congestion	6-10	o	o
	11-15+	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – Have a policy approach that identifies opportunities to enhance or improve community and cultural facilities through new development.</b>  The approach would significantly improve opportunities for access to community services and cultural facilities. It would have a positive impact on improving cultural, social and leisure provision on all relevant sites and likewise positively contribute to SA2-4. By considering opportunities for co-location or enhancement of existing sites, the approach is considered to have a positive impact on SA9.</p> <p><b>Option 2 – Consider requirements for strategic development sites in a specific policy, rather than in a more generic policy.</b>  The approach would significantly improve opportunities for access to community services and cultural facilities. It would have a positive impact on improving cultural, social and leisure provision on all relevant sites and likewise positively contribute to SA2-4. By considering opportunities for co-location or enhancement of existing sites, the approach is considered to have a positive impact on SA9.</p>			

## Appraisal of options to green infrastructure and open space

SA Objective	Duration (years)	Option 1	Option 2	Option 3
SA1. To meet identified housing need	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA2. To improve the population's health	0-5	+	~	o
	6-10	+	~	o
	11-15+	+	~	o
SA3. To improve the education and skills of the local population	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	++	+	-
	6-10	++	+	-
	11-15+	++	+	-
SA6. To maintain and improve cultural, social and leisure provision	0-5	++	+	o
	6-10	++	+	o
	11-15+	++	+	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	++	+	-
	6-10	++	+	-
	11-15+	++	+	-
SA8. To reduce the risk of flooding	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	+	~	o
	6-10	+	~	o
	11-15+	+	~	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA16. To reduce noise pollution	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o

SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA22. To encourage reduced water consumption	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA26. To support existing business structure and businesses	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
<p><b>Option 1 – Have a policy that ensures development provides or contributes to the provision or enhancement of green infrastructure.</b>  The approach would significantly positively contribute to SA5-7, improving green infrastructure within the Borough. This would also positively contribute to population health and SA13.</p> <p><b>Option 2 – To not have a specific green infrastructure policy but include it in the provision of green infrastructure in a design policy.</b>  The approach would provide opportunities for green infrastructure within the Borough, but may give less weight to its importance as it would form part of a more generic policy. Therefore the approach would have a positive impact on SA5-7 and an uncertain impact on SA2 and SA13.</p> <p><b>Option 3 – To not designate green open space on the Policies Map.</b>  Option 3 would have a negative impact on the improvement of access to green infrastructure and open space, reducing the level of protection and awareness of greenspaces within the Borough.</p>				



## Appraisal of options to recreational space

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	++	+
	6-10	++	+
	11-15+	++	+
SA6. To maintain and improve cultural, social and leisure provision	0-5	++	+
	6-10	++	+
	11-15+	++	+
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o

SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – have a policy that ensures that any new development provides or contributes to the provision or enhancement of recreational facilities.</b></p> <p>The approach would significantly improve opportunities for access to recreation and community services, and maintain and improve social and leisure provision. It would have a positive impact on improving the population’s health and maintaining and enhancing the quality of open space areas. The impact of the policy approach on SA4 is uncertain and will depend on proposals that come forward.</p> <p><b>Option 2 – Carry forward the standards set out in Core Strategy Policy DM16</b></p> <p>The approach would improve opportunities for access to recreation and community services, and maintain and improve social and leisure provision. It would have a positive impact on improving the population’s health and maintaining and enhancing the quality of open space areas. The impact of the policy approach on SA4 is uncertain and will depend on proposals that come forward.</p>			

## Appraisal of options to telecommunications and broadband

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA6. To maintain and improve cultural, social and leisure provision	0-5	~/+	~/+
	6-10	~/+	~/+
	11-15+	~/+	~/+
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of	0-5	o	o
	6-10	o	o

archaeological, historical or architectural interest and their settings	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	~/+	~/+
	6-10	~/+	~/+
	11-15+	~/+	~/+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – Have a policy that ensures new development provides or makes future provision for the delivery of high speed broadband or any suitable new or alternative technologies and that the impact of telecommunications masts is minimised.</b></p> <p>The approach could potentially improve access to community services and cultural opportunities and support inclusive economic growth through the use of the internet.</p> <p><b>Option 2 – Have a telecommunications policy but for the requirement of broadband or other suitable technologies provision to be covered in a design policy.</b></p> <p>The approach could potentially improve access to community services and cultural opportunities and support inclusive economic growth through the use of the internet.</p>			

**Appendix G**  
**Appraisal matrices for Environment Options**

Beneficial		No effect	Adverse		Uncertain
++	+	o	-	--	~
Significant positive/beneficial impact	Minor positive/beneficial impact	No Effect/No Change/Neutral	Minor Adverse Impact	Significant adverse impact	Impact Uncertain/Unknown

### Appraisal of options to biodiversity`

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	++	++
	6-10	++	++
	11-15+	++	++
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	++	++
	6-10	++	++

	11-15+	++	++
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – have a policy that ensures avoidance measures can be provided to mitigate the impact of development on the Thames Basin Heaths SPA and conserve and enhance Biodiversity in the Borough.</b></p> <p>The approach carries forward the agreed approach on the Thames Basin Heath SPA and therefore has a significant positive impact on SA15. Through conserving and enhancing the biodiversity of the Borough, the approach is considered to have a significant positive impact on SA13 and a positive impact on SA7.</p> <p><b>Option 2 – Include Biodiversity in a Design Principles Policy</b></p> <p>The approach carries forward the agreed approach on the Thames Basin Heath SPA and therefore has a significant positive impact on SA15. Through including biodiversity in design principles, the approach is considered to have a significant positive impact on SA13 and a positive impact on SA7.</p>			

## Appraisal of options to Air Quality, Contaminated Land, Noise, Lighting and Odours

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA11. To maintain and improve the quality of water resources	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/	0-5	+	o
	6-10	+	o



walking) and reduce traffic congestion	11-15+	+	0
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA19. To reduce greenhouse gas emissions	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA22. To encourage reduced water consumption	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA26. To support existing business structure and businesses	0-5	0	0
	6-10	0	0
	11-15+	0	0
<p><b>Option 1 – have a policy that new development has regard to issues of air quality, contaminated land, noise, lighting or odours.</b></p> <p>The approach would encourages the provision of charging points or new and alternatives technologies and ensures development does not give rise to issues associated with pollution. Therefore the approach is considered to have a positive impact on population health, reducing contamination, encouraging sustainable transport, reducing noise pollution, as well as SA12-13 and SA19-20. The impact on water quality is uncertain.</p> <p><b>Option 2 – To not have a policy and rely on the Council's Planning Application Validation Document and National guidance</b></p> <p>Through dealing with applications on a case by case basis, the impact on population health, noise pollution and SA10-13 is considered uncertain.</p>			

## Appraisal of options to Flood risk

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	++	o
	6-10	++	o
	11-15+	++	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA18. To protect and where appropriate enhance	0-5	o	o

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – Have a policy approach that minimises and reduces the risk of flooding and ensure that flood risk from all sources in the Borough is managed.</b></p> <p>The approach would have a significantly reduce risk of flooding, whilst helping to maintain and improve the quality of water resources. The impact of the approach on reducing water consumption and improving population health is uncertain.</p> <p><b>Option 2 – regarding water quality, to rely on developers entering discussion with the Environment Agency at the application stage.</b></p> <p>Due to the uncertainty created by relying on discussions between developers and the Environment Agency, the approach is considered to have an uncertain impact on flood risk, population health and maintaining water resources.</p>			

## Appraisal of options to renewable and low carbon energy schemes

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA18. To protect and where appropriate enhance	0-5	o	o

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – have a policy that ensures that any adverse impacts from opportunities for renewables and low carbon energy schemes are satisfactorily addressed, including landscape and visual aspects.</b></p> <p>Option 1 would provide opportunities for the provision of renewable energy schemes, whilst ensuring the quality of the countryside and greenbelt is maintained and enhanced. Therefore the approach is considered to have a positive impact on SA14 and SA19-20. Due to the indirect associations with biodiversity and air quality, the impact on SA12-13 is considered uncertain.</p> <p><b>Option 2 – to not have a policy and consider proposals on a site by site basis having regard to other policies in the local plan.</b></p> <p>By not having a specific policy, the impact of the policy approach on reducing greenhouse gases and increasing use of renewable energy is considered uncertain.</p>			

## **Appendix H**

### **Appraisal Matrices for Green Belt and Countryside Options**

Beneficial		No effect	Adverse		Uncertain
++	+	o	-	--	~
Significant positive/beneficial impact	Minor positive/beneficial impact	No Effect/No Change/Neutral	Minor Adverse Impact	Significant adverse impact	Impact Uncertain/Unknown

### Appraisal of options to extensions within the Green Belt and Countryside beyond the Green Belt.

SA Objective	Duration (years)	Option 1	Option 2	Option 3
SA1. To meet identified housing need	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA2. To improve the population's health	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	~	~
	6-10	+	~	~
	11-15+	+	~	~
SA8. To reduce the risk of flooding	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	++	~	~
	6-10	++	~	~
	11-15+	++	~	~
SA15. To ensure the protection of the Special	0-5	o	o	o

Protection Areas (SPAs)	6-10	0	0	0
	11-15+	0	0	0
SA16. To reduce noise pollution	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA19. To reduce greenhouse gas emissions	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA22. To encourage reduced water consumption	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
<p><b>Option 1 – have a policy that gives support for extensions and alterations to properties within the Green Belt provided they do not have a materially greater impact on the openness of the Green Belt</b>  The policy approach will safeguard the Green Belt and is therefore considered to have a significant positive impact on SA14 and a minor positive impact on SA7.</p> <p><b>Option 2 – To have no guidance and rely on guidance set out in the NPPF.</b>  Through relying on NPPF guidance and not having a specific policy approach, the impact on SA14 is and SA7 is considered uncertain.</p> <p><b>Option 3 – to develop a policy approach to extensions and alterations to properties in the Green Belt without specified size limitations.</b>  Due to the lack of specificity in the policy approach, the impact on SA14 and SA7 is uncertain.</p>				



## Appraisal of options to replacement buildings within the Green Belt.

SA Objective	Duration (years)	Option 1	Option 2	Option 3
SA1. To meet identified housing need	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA2. To improve the population's health	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	~	~
	6-10	+	~	~
	11-15+	+	~	~
SA8. To reduce the risk of flooding	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	++	~	~
	6-10	++	~	~
	11-15+	++	~	~
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA16. To reduce noise pollution	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o

SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA19. To reduce greenhouse gas emissions	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA22. To encourage reduced water consumption	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
<p><b>Option 1 – have a policy that gives support for replacement buildings within the Green Belt provided they do not have a materially greater impact on the openness of the Green Belt.</b> The policy approach will safeguard the Green Belt and is therefore considered to have a significant positive impact on SA14 and a minor positive impact on SA7.</p> <p><b>Option 2 – To have no guidance and rely on guidance set out in the NPPF.</b> Through relying on NPPF guidance and not having a specific policy approach, the impact on SA14 is and SA7 is considered uncertain.</p> <p><b>Option 3 – to develop a policy approach to extensions and alterations to properties in the Green Belt without specified size limitations.</b> Due to the lack of specificity in the policy approach, the impact on SA14 and SA7 is uncertain.</p>				

## Appraisal of options to limited infilling or partial or complete redevelopment of previously developed sites.

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	++	~
	6-10	++	~
	11-15+	++	~
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/	0-5	o	o
	6-10	o	o

walking) and reduce traffic congestion	11-15+	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – have a policy that gives support for the limited infilling or partial or complete redevelopment of previously developed sites provided they do not have a materially greater impact on the openness of the Green Belt.</b>  The policy approach will safeguard the Green Belt and is therefore considered to have a significant positive impact on SA14 and a minor positive impact on SA7. By giving limited support to infilling, the approach is considered to have an uncertain impact on SA1.</p> <p><b>Option 2 – To have no guidance and rely on guidance set out in the NPPF.</b>  Through relying on NPPF guidance and not having a specific policy approach to infilling, the impact on SA14, SA7 and SA1 is considered uncertain.</p>			

## Appraisal of options to development proposals for the reuse of buildings within the Green Belt and Countryside beyond the Green Belt.

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	++	~
	6-10	++	~
	11-15+	++	~
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/	0-5	o	o
	6-10	o	o

walking) and reduce traffic congestion	11-15+	0	0
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA19. To reduce greenhouse gas emissions	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA22. To encourage reduced water consumption	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA26. To support existing business structure and businesses	0-5	0	0
	6-10	0	0
	11-15+	0	0
<p><b>Option 1 – have a policy that gives support for the reuse of buildings provided they do not have a materially greater impact on the openness of the Green Belt or the character of the Countryside beyond the Green Belt.</b></p> <p>The policy approach will safeguard the Green Belt and is therefore considered to have a significant positive impact on SA14 and a minor positive impact on SA7.</p> <p><b>Option 2 – To have no guidance and rely on guidance set out in the NPPF.</b></p> <p>Through relying on NPPF guidance and not having a specific policy approach, the impact on SA14 and SA7 is considered uncertain.</p>			

## Appraisal of options to equestrian related developments in the Green Belt.

SA Objective	Duration (years)	Option 1	Option 2	Option 3
SA1. To meet identified housing need	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA2. To improve the population's health	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	~	+
	6-10	+	~	+
	11-15+	+	~	+
SA8. To reduce the risk of flooding	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	++	~	++
	6-10	++	~	++
	11-15+	++	~	++
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA16. To reduce noise pollution	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o

SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA19. To reduce greenhouse gas emissions	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA22. To encourage reduced water consumption	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0
	6-10	0	0	0
	11-15+	0	0	0
<p><b>Option 1 – have a policy that gives support for equestrian related developments provided they do not have a detrimental impact on the openness of the Green Belt or the character of the Countryside beyond the Green Belt.</b></p> <p>The policy approach will safeguard the Green Belt and is therefore considered to have a significant positive impact on SA14 and a minor positive impact on SA7.</p> <p><b>Option 2 – To have no guidance and rely on guidance set out in the NPPF.</b></p> <p>Through relying on NPPF guidance and not having a specific policy approach, the impact on SA14 and SA7 is considered uncertain.</p> <p><b>Option 3 – Retain Policy DM3 of the Surrey Heath Core Strategy.</b></p> <p>The policy approach will safeguard the Green Belt and is therefore considered to have a significant positive impact on SA14 and a minor positive impact on SA7.</p>				



## Appraisal of options to development proposals within the Countryside beyond the Green Belt.

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	++	~
	6-10	++	~
	11-15+	++	~
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/	0-5	o	o
	6-10	o	o

walking) and reduce traffic congestion	11-15+	0	0
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA19. To reduce greenhouse gas emissions	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA22. To encourage reduced water consumption	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA26. To support existing business structure and businesses	0-5	0	0
	6-10	0	0
	11-15+	0	0
<p><b>Option 1 – have a policy that gives support to development of proposals that are sustainable and do not give rise to harm to the intrinsic character and beauty of the Countryside.</b></p> <p>The policy approach will safeguard the Green Belt and is therefore considered to have a significant positive impact on SA14 and a minor positive impact on SA7.</p> <p><b>Option 2 – To have no guidance and rely on guidance set out in the NPPF.</b></p> <p>Through relying on NPPF guidance and not having a specific policy approach, the impact on SA14 and SA7 is considered uncertain.</p>			

## **Appendix I**

### **Appraisal Matrices for Heritage and Design Options**

Beneficial		No effect	Adverse		Uncertain
++	+	o	-	--	~
Significant positive/beneficial impact	Minor positive/beneficial impact	No Effect/No Change/Neutral	Minor Adverse Impact	Significant adverse impact	Impact Uncertain/Unknown

## Appraisal of options to design

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	o
	6-10	++	o
	11-15+	++	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	~
	6-10	o	~
	11-15+	o	~
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special	0-5	o	o

Protection Areas (SPAs)	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	+
	6-10	o	+
	11-15+	o	+
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – To have an overarching design policy.</b>  Option 1 would support efficient use of land and support sustainable construction technologies. The policy would incorporate measures that reduce the fear of crime and seeks developments to provide residential amenity which in turn could help to improve the health of the population. Through taking account for the need to adapt and mitigate the effects of climate change, the approach will have a positive impact on SA19-20 and an uncertain impact on flood risk and biodiversity.</p> <p><b>Option 2 – retain existing Core Strategy and Development Management Policy DM9.</b>  The approach supports sustainable construction, however the policy seeks codes for sustainable homes that is no longer applicable and therefore the policy may not be able to be implemented. Consequently, the impact of the approach on population health, reducing crime, reducing flood risk, maintaining water resources, conserving and enhancing the Borough’s biodiversity and increasing the use of renewable energy is considered uncertain. It positively encourages reduced water consumption.</p>			

## Appraisal of options to space standards

SA Objective	Duration (years)	Option 1
SA1. To meet identified housing need	0-5	o
	6-10	o
	11-15+	o
SA2. To improve the population's health	0-5	+
	6-10	+
	11-15+	+
SA3. To improve the education and skills of the local population	0-5	o
	6-10	o
	11-15+	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o
	6-10	o
	11-15+	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o
	6-10	o
	11-15+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o
	6-10	o
	11-15+	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o
	6-10	o
	11-15+	o
SA8. To reduce the risk of flooding	0-5	o
	6-10	o
	11-15+	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o
	6-10	o
	11-15+	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o
	6-10	o
	11-15+	o
SA11. To maintain and improve the quality of water resources	0-5	o
	6-10	o
	11-15+	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o
	6-10	o
	11-15+	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o
	6-10	o
	11-15+	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o
	6-10	o
	11-15+	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o
	6-10	o
	11-15+	o
SA16. To reduce noise pollution	0-5	o
	6-10	o
	11-15+	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o
	6-10	o
	11-15+	o
SA18. To protect and where appropriate enhance	0-5	o

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	o
	11-15+	o
SA19. To reduce greenhouse gas emissions	0-5	o
	6-10	o
	11-15+	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o
	6-10	o
	11-15+	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o
	6-10	o
	11-15+	o
SA22. To encourage reduced water consumption	0-5	o
	6-10	o
	11-15+	o
SA23. To maintain stable levels of employment in the Borough	0-5	o
	6-10	o
	11-15+	o
SA24. To support inclusive and diverse economic growth	0-5	o
	6-10	o
	11-15+	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o
	6-10	o
	11-15+	o
SA26. To support existing business structure and businesses	0-5	o
	6-10	o
	11-15+	o
<p><b>Option 1 – Have a Space standards policy for new homes.</b>  Option 1 would support the improvement of the population's health by ensuring that development meets specified space standards.</p> <p><b>There is no requirement for a space standards policy and any standard would have to be derived from nationally described space standards.</b></p>		

## Appraisal of options to sustainable water use

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA18. To protect and where appropriate enhance	0-5	o	o



the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	++	+
	6-10	++	+
	11-15+	++	+
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – Have a Sustainable Water Use policy for new homes.</b>  Option 1 would have a significant positive effect on encouraging reduced water consumption and a minor positive effect on maintaining and improving the quality of water resources through promoting sustainable water use.</p> <p><b>Option 2 - rely on water efficiency standards.</b>  Option 2 would have a minor positive impact on encouraging reduced water consumption and a maintaining and improving the quality of water resources through promoting sustainable water use.</p>			

## Appraisal of options to trees

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/	0-5	o	o
	6-10	o	o

walking) and reduce traffic congestion	11-15+	0	0
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA19. To reduce greenhouse gas emissions	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA22. To encourage reduced water consumption	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA26. To support existing business structure and businesses	0-5	0	0
	6-10	0	0
	11-15+	0	0
<p><b>Option 1 – Having a Trees policy for new development.</b>  The approach would support the conservation and enhancement of the Borough's biodiversity, as well as positively contributing to protecting and enhancing the landscape within the Borough.</p> <p><b>Option 2 – Integrate trees into an overall design policy</b>  The approach would support the conservation and enhancement of the Borough's biodiversity, as well as positively contributing to protecting and enhancing the landscape within the Borough.</p>			

## Appraisal of options to Highway safety

SA Objective	Duration (years)	Option 1	Option 2	Option 4	Option 3
SA1. To meet identified housing need	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA2. To improve the population's health	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA3. To improve the education and skills of the local population	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA4. To reduce crime, fear of crime and social exclusion	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA6. To maintain and improve cultural, social and leisure provision	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA8. To reduce the risk of flooding	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA11. To maintain and improve the quality of water resources	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA13. To conserve and enhance the Borough's biodiversity	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA16. To reduce noise pollution	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce	0-5	~	~	0	~
	6-10	~	~	0	~
	11-15+	~	~	0	~

traffic congestion					
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA19. To reduce greenhouse gas emissions	0-5	~	0	0	0
	6-10	~	0	0	0
	11-15+	~	0	0	0
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA22. To encourage reduced water consumption	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA24. To support inclusive and diverse economic growth	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	0
	6-10	0	0	0	0
	11-15+	0	0	0	0

**Option 1 – Have a parking and Safety policy for new development.**

The approach would have an uncertain impact on encouraging sustainable modes of transport. Through incorporating electric charging points and other suitable alternatives, the policy could contribute to reductions in greenhouse gas emissions.

**Option 2 – Retain policy DM11 of the Core Strategy and Development Management Policies.**

Option 2 does consider the impact of design on the needs of all highways users, including cyclists and pedestrians, and therefore the impact on SA17 is uncertain.

**Option 3 – provision in accordance with Surrey Heath County council, taking account of the guidance contained within the Residential Design Guide Supplementary Planning Document.**

Option 3 has no known benefits or impacts on sustainability objectives set out in this assessment.

**Option 4 – Integrate parking and highways into overarching transport infrastructure policy.**

Option 4 would have an uncertain impact on encouraging sustainable modes of transport.

## Appraisal of options to shopfronts and advertisements

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of	0-5	+	~
	6-10	+	~

archaeological, historical or architectural interest and their settings	11-15+	+	~
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – Have a shopfronts policy for new developments.</b>  Option 1 would support the sustaining and enhancement of the viability and vitality of town, district and local centres, as well as enhancing the quality of the countryside.</p> <p><b>Option 2 – rely on guidance in the NPPF.</b>  The approach would provide less detail and may not safeguard character. The approach is therefore considered to have an uncertain impact on SA14, 18 AND 25.</p>			

## Appraisal of options to heritage assets

SA Objective	Duration (years)	Option 1	Option 2	Option 3	Option 4
SA1. To meet identified housing need	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA2. To improve the population's health	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	~	~	~	~
	6-10	~	~	~	~
	11-15+	~	~	~	~
SA6. To maintain and improve cultural, social and leisure provision	0-5	~	~	~	~
	6-10	~	~	~	~
	11-15+	~	~	~	~
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA8. To reduce the risk of flooding	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA16. To reduce noise pollution	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o



traffic congestion					
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	++	++	++	++
	6-10	++	++	++	++
	11-15+	++	++	++	++
SA19. To reduce greenhouse gas emissions	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA22. To encourage reduced water consumption	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	~	~	~	~
	6-10	~	~	~	~
	11-15+	~	~	~	~
SA26. To support existing business structure and businesses	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o

**Option 1 – Have a Heritage Assets Policy**

Option 1 would significantly support the protection and enhancement the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings. Consequently, the approach is considered to have an uncertain impact on SA5-6 and SA25, which will depend on proposals that come forward.

**Option 2 – Retain Core Strategy and Development management DPD Policy DM17**

Option 2 would significantly support the protection and enhancement the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings. Consequently, the approach is considered to have an uncertain impact on SA5-6 and SA25, which will depend on proposals that come forward.

**Option 3 – Have a suite of Heritage asset policies dealing with each type of heritage asset**

would significantly support the protection and enhancement the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings. Consequently, the approach is considered to have an uncertain impact on SA5-6 and SA25, which will depend on proposals that come forward.

**Option 4 – Have two asset policies addressing designated and undesignated heritage assets.**

Option 4 would significantly support the protection and enhancement the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings. Consequently, the approach is considered to have an uncertain impact on SA5-6 and SA25, which will depend on proposals that come forward.

## Appraisal of options to loss of heritage assets

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA6. To maintain and improve cultural, social and leisure provision	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	~	~
	6-10	~	~
	11-15+	~	~
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	o	o
	6-10	o	o
	11-15+	o	o

SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	+	~
	6-10	+	~
	11-15+	+	~
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA24. To support inclusive and diverse economic growth	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	o	o
	6-10	o	o
	11-15+	o	o
<p><b>Option 1 – to have a policy addressing loss of heritage assets.</b>  Option 1 would support the protection and enhancement the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings. Consequently, the approach is considered to have an uncertain impact on SA5-6 and SA25, which will depend on proposals that come forward.</p> <p><b>Option 2 – rely on guidance in the NPPF.</b>  The approach would provide less detail and is therefore considered to have an uncertain impact on SA5-6, SA9 and SA18.</p>			

**Appendix J**  
**Appraisal matrices for Local Area Options**

Beneficial		No effect	Adverse		Uncertain
++	+	o	-	--	~
Significant positive/beneficial impact	Minor positive/beneficial impact	No Effect/No Change/Neutral	Minor Adverse Impact	Significant adverse impact	Impact Uncertain/Unknown

### Appraisal of options for Bagshot

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA2. To improve the population's health	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o

	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA24. To support inclusive and diverse economic growth	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA26. To support existing business structure and businesses	0-5	+	+
	6-10	+	+
	11-15+	+	+
<p><b>Option 1 – To have a Local area Policy for Bagshot.</b>  By allocating sites in Bagshot, the policy approach will have a positive impact on SA1. Through the allocation of greenspace, the policy approach is considered to have a positive impact on improving access to recreation, as well as enhancing and encouraging enjoyment of open space, and an uncertain impact on improving health. By promoting traffic calming measures, the approach is considered to have a positive impact on SA17. By setting retail boundaries, the proposals are considered to have a positive impact on SA23-26. Through ensuring that proposals coming forward reflect Bagshot's historic character, the approach is considered to positively impact SA18.</p> <p><b>Option 2 – To rely on general policies in the Local Plan.</b>  If there were no Local Area Policies, it is likely that the Local Plan would allocate housing sites in the Bagshot area and amend retail parade boundaries. Therefore this approach would have a positive impact on SA1 and SA23-26.</p>			

## Appraisal of options for Camberley

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA2. To improve the population's health	0-5	~	0
	6-10	~	0
	11-15+	~	0
SA3. To improve the education and skills of the local population	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA4. To reduce crime, fear of crime and social exclusion	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA8. To reduce the risk of flooding	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA11. To maintain and improve the quality of water resources	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA13. To conserve and enhance the Borough's biodiversity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA16. To reduce noise pollution	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA18. To protect and where appropriate enhance	0-5	0	0

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA24. To support inclusive and diverse economic growth	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA26. To support existing business structure and businesses	0-5	+	+
	6-10	+	+
	11-15+	+	+
<p><b>Option 1 – To have a Local area Policy for Camberley.</b>  By allocating sites in Camberley, the policy approach will have a positive impact on SA1. Through allocating sites that are PDL, the approach is considered to have a positive impact on SA9. Through the allocation of greenspace, the policy approach is considered to have a positive impact on improving access to recreation, as well as enhancing and encouraging enjoyment of open space, and an uncertain impact on improving health. By promoting improvements to highways and seeking to reduce congestion on the A30, the approach is considered to have a positive impact on SA17. By designating Watchetts shopping parade as a local centre and identifying locally important and strategic employment sites, the approach is considered to have a positive impact on SA23-26.</p> <p><b>Option 2 – To rely on general policies in the Local Plan.</b>  If there were no Local Area Policies, it is likely that the Local Plan would allocate housing sites in the Camberley area and amend retail parade boundaries. Therefore this approach would have a positive impact on SA1 and SA23-26.</p>			



## Appraisal of options for Camberley Town Centre

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA2. To improve the population's health	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA18. To protect and where appropriate enhance	0-5	o	o

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA24. To support inclusive and diverse economic growth	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA26. To support existing business structure and businesses	0-5	+	+
	6-10	+	+
	11-15+	+	+
<p><b>Option 1 – To have a Local area Policy for Camberley Town Centre.</b>  By allocating sites in Camberley Town Centre, the policy approach will have a positive impact on SA1. Through allocating sites that are PDL, the approach is considered to have a positive impact on SA9. By having a policy that seeks to retain leisure and community use and facilities, the approach is considered to positively impact SA6. Through promoting improvements in pedestrian access and seeking to reduce congestion on the A30, the approach is considered to have a positive impact on SA17. By having specific policies on retail within the town centre, the approach is considered to have a positive impact on SA5 and SA23-26.</p> <p><b>Option 2 – To rely on general policies in the Local Plan.</b>  If there were no Local Area Policies, it is likely that the Local Plan would allocate housing sites in the Camberley Town Centre area and amend retail parade boundaries. Therefore this approach would have a positive impact on SA1 and SA23-26.</p>			

## Appraisal of options for Deepcut (Mindenhurst)

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA2. To improve the population's health	0-5	~	0
	6-10	~	0
	11-15+	~	0
SA3. To improve the education and skills of the local population	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA4. To reduce crime, fear of crime and social exclusion	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA8. To reduce the risk of flooding	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA11. To maintain and improve the quality of water resources	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA13. To conserve and enhance the Borough's biodiversity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA16. To reduce noise pollution	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA18. To protect and where appropriate enhance	0-5	0	0

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA24. To support inclusive and diverse economic growth	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA26. To support existing business structure and businesses	0-5	+	+
	6-10	+	+
	11-15+	+	+
<p><b>Option 1 – To have a Local area Policy for Deepcut.</b>  Through allocating sites in Deepcut the policy approach will have a positive impact on SA1. By promoting travel plans for all new developments arising from Mindhurst, the approach is considered to have a positive impact on SA17. By having specific policies on retail provision, the approach is considered to have a positive impact on SA5 and SA23-26. Through the allocation of greenspace, the policy approach is considered to have a positive impact on improving access to recreation, as well as enhancing and encouraging enjoyment of open space, and an uncertain impact on improving health.</p> <p><b>Option 2 – To rely on general policies in the Local Plan.</b>  If there were no Local Area Policies, it is likely that the Local Plan would allocate housing sites in the Deepcut area and amend retail parade boundaries. Therefore this approach would have a positive impact on SA1 and SA23-26.</p>			

## Appraisal of options for Frimley

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA18. To protect and where appropriate enhance	0-5	o	o

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA24. To support inclusive and diverse economic growth	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA26. To support existing business structure and businesses	0-5	+	+
	6-10	+	+
	11-15+	+	+
<p><b>Option 1 – To have a Local area Policy for Frimley.</b>  Through promoting traffic calming measures the approach is considered to have a positive impact on SA17. By having specific policies on retail within the district centre, the approach is considered to have a positive impact on SA5 and SA23-26. Through the allocation of greenspace, the policy approach is considered to have a positive impact on improving access to recreation, as well as enhancing and encouraging enjoyment of open space, and an uncertain impact on improving health. By ensuring that proposals coming forward reflect the character of the Grove and St Peter’s church, the approach is considered to positively impact SA18.</p> <p><b>Option 2 – To rely on general policies in the Local Plan.</b>  If there were no Local Area Policies, it is likely that the Local Plan would amend Frimley’s district centre boundary. Therefore this approach would have a positive impact on SA23-26.</p>			

## Appraisal of options for Frimley Green

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA2. To improve the population's health	0-5	~	0
	6-10	~	0
	11-15+	~	0
SA3. To improve the education and skills of the local population	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA4. To reduce crime, fear of crime and social exclusion	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA8. To reduce the risk of flooding	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA11. To maintain and improve the quality of water resources	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA13. To conserve and enhance the Borough's biodiversity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA16. To reduce noise pollution	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA18. To protect and where appropriate enhance	0-5	+	0

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	+	o
	11-15+	+	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA24. To support inclusive and diverse economic growth	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA26. To support existing business structure and businesses	0-5	+	+
	6-10	+	+
	11-15+	+	+
<p><b>Option 1 – To have a Local area Policy for Frimley Green.</b>  By allocating sites in Frimley Green the policy approach will have a positive impact on SA1. Through safeguarding the Sturt Road Chord and seeking to reduce congestion, the approach is considered to have a positive impact on SA17. By having specific policies on retail within the local centre, the approach is considered to have a positive impact on SA5 and SA23-26. Through the allocation of greenspace, the policy approach is considered to have a positive impact on improving access to recreation, as well as enhancing and encouraging enjoyment of open space, and an uncertain impact on improving health. Through ensuring that proposals coming forward reflect Frimley Green's historic character, the approach is considered to positively impact SA18.</p> <p><b>Option 2 – To rely on general policies in the Local Plan.</b>  If there were no Local Area Policies, it is likely that the Local Plan would allocate housing sites in the Frimley area and amend retail parade boundaries. Therefore this approach would have a positive impact on SA1 and SA23-26.</p>			



## Appraisal of options for Mytchett

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA2. To improve the population's health	0-5	~	0
	6-10	~	0
	11-15+	~	0
SA3. To improve the education and skills of the local population	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA4. To reduce crime, fear of crime and social exclusion	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA8. To reduce the risk of flooding	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA11. To maintain and improve the quality of water resources	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA13. To conserve and enhance the Borough's biodiversity	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA16. To reduce noise pollution	0-5	0	0
	6-10	0	0
	11-15+	0	0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	+	0
	6-10	+	0
	11-15+	+	0
SA18. To protect and where appropriate enhance	0-5	0	0

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA24. To support inclusive and diverse economic growth	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	+	+
	6-10	+	+
	11-15+	+	+

**Option 1 – To have a Local area Policy for Mytchett.**

By allocating sites in Mytchett the policy approach will have a positive impact on SA1. Through supporting improvements to the Basingstoke Canal Towpath and seeking to reduce congestion, the approach is considered to have a positive impact on SA17. Through having specific policies on retail within the neighborhood centre, the approach is considered to have a positive impact on SA5 and SA23, 24 and 26. Through the allocation of greenspace, the policy approach is considered to have a positive impact on improving access to recreation, as well as enhancing and encouraging enjoyment of open space, and an uncertain impact on improving health.

**Option 2 – To rely on general policies in the Local Plan.**

If there were no Local Area Policies, it is likely that the Local Plan would allocate housing sites in the Mytchett area and amend retail parade boundaries. Therefore this approach would have a positive impact on SA1 and SA23, 24 and 26.

## Appraisal of options for Bisley

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/walking) and reduce traffic congestion	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA18. To protect and where appropriate enhance	0-5	o	o

the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA24. To support inclusive and diverse economic growth	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	+	o
	6-10	+	o
	11-15+	+	o
<p><b>Option 1 – To have a Local area Policy for Bisley.</b>  By allocating sites in Bisley the policy approach will have a positive impact on SA1. Through considering improvements to cycle access to Brookwood Station, the approach is considered to have an uncertain impact on SA17. By having specific policies on retail within the neighborhood centre and recognising opportunities for a mix of local employment at Coldingley Prison, the approach is considered to have a positive impact on SA5 and SA23, 24 and 26. Through the allocation of greenspace, the policy approach is considered to have a positive impact on improving access to recreation, as well as enhancing and encouraging enjoyment of open space, and an uncertain impact on improving health.</p> <p><b>Option 2 – To rely on general policies in the Local Plan.</b>  If there were no Local Area Policies, it is likely that the Local Plan would allocate housing sites in the Bisley area. Therefore this approach would have a positive impact on SA1.</p>			

## Appraisal of options for Chobham

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable	0-5	~	o

modes of transport (public transport/cycling/walking) and reduce traffic congestion	6-10	~	o
	11-15+	~	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA24. To support inclusive and diverse economic growth	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA26. To support existing business structure and businesses	0-5	+	+
	6-10	+	+
	11-15+	+	+
<p><b>Option 1 – To have a local area policy for Chobham</b>  Through considering opportunities to improve cycle access to Woking, the approach is considered to have an uncertain impact on SA17. By having specific policies on retail within the local centre and designates employment sites, the approach is considered to have a positive impact on SA5 and SA23-26. Through the allocation of greenspace, the policy approach is considered to have a positive impact on improving access to recreation, as well as enhancing and encouraging enjoyment of open space, and an uncertain impact on improving health. By ensuring that proposals coming forward reflect Chobham’s historic character, the approach is considered to positively impact SA18.</p> <p><b>Option 2 – to rely on general policies in the Local Plan</b>  If there were no Local Area Policies, it is likely that the Local Plan would allocate employment sites and amend retail parade boundaries. Therefore this approach would have a positive impact on and SA23-26.</p>			

## Appraisal of options for Lightwater

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA2. To improve the population's health	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable	0-5	~	o

modes of transport (public transport/cycling/walking) and reduce traffic congestion	6-10	~	o
	11-15+	~	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA24. To support inclusive and diverse economic growth	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA26. To support existing business structure and businesses	0-5	+	+
	6-10	+	+
	11-15+	+	+
<p><b>Option 1 – To have a Local area Policy for Lightwater.</b>  Through considering opportunities to improve cycle Bagshot station, the approach is considered to have an uncertain impact on SA17. By having specific policies on retail within the local centre and designates employment sites, the approach is considered to have a positive impact on SA5 and SA23-26. Through the allocation of greenspace, the policy approach is considered to have a positive impact on improving access to recreation, as well as enhancing and encouraging enjoyment of open space, and an uncertain impact on improving health. By ensuring that proposals coming forward reflect Lightwater’s character area, the approach is considered to positively impact SA18.</p> <p><b>Option 2 – To rely on general policies in the Local Plan.</b>  If there were no Local Area Policies, it is likely that the Local Plan would allocate employment sites and amend retail parade boundaries. Therefore this approach would have a positive impact on and SA23-26.</p>			



## Appraisal of options for West End

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA2. To improve the population's health	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable	0-5	~	o

modes of transport (public transport/cycling/walking) and reduce traffic congestion	6-10	~	o
	11-15+	~	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA24. To support inclusive and diverse economic growth	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA26. To support existing business structure and businesses	0-5	+	o
	6-10	+	o
	11-15+	+	o
<p><b>Option 1 – To have a Local area Policy for West End</b>  By allocating sites in West End the approach will have a positive impact on SA1. Through considering opportunities to improve cycle access to Woking, the approach is considered to have an uncertain impact on SA17. By having specific policies on retail within the neighbourhood centre, the approach is considered to have a positive impact on SA23-4 and SA26. Through the allocation of greenspace, the policy approach is considered to have a positive impact on improving access to recreation, as well as enhancing and encouraging enjoyment of open space, and an uncertain impact on improving health.</p> <p><b>Option 2 – To rely on general policies in the Local Plan.</b>  If there were no Local Area Policies, it is likely that the Local Plan would allocate housing sites in the West End area. Therefore this approach would have a positive impact on SA1.</p>			

## Appraisal of options for Windlesham

SA Objective	Duration (years)	Option 1	Option 2
SA1. To meet identified housing need	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA2. To improve the population's health	0-5	~	o
	6-10	~	o
	11-15+	~	o
SA3. To improve the education and skills of the local population	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA8. To reduce the risk of flooding	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA16. To reduce noise pollution	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA17. To encourage the use of more sustainable	0-5	~	o

modes of transport (public transport/cycling/walking) and reduce traffic congestion	6-10	~	o
	11-15+	~	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	+	o
	6-10	+	o
	11-15+	+	o
SA19. To reduce greenhouse gas emissions	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA22. To encourage reduced water consumption	0-5	o	o
	6-10	o	o
	11-15+	o	o
SA23. To maintain stable levels of employment in the Borough	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA24. To support inclusive and diverse economic growth	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+	+
	6-10	+	+
	11-15+	+	+
SA26. To support existing business structure and businesses	0-5	+	+
	6-10	+	+
	11-15+	+	+
<p><b>Option 1 – To have a Local area Policy for Windlesham.</b>  By amending the settlement area to include the Heathpark Woods site, the policy is considered to have a positive impact on SA1. Through considering opportunities to improve cycle access to Woking, the approach is considered to have an uncertain impact on SA17. By having specific policies on retail within the local centre and designating Frazer Nash as a strategic employment site, the approach is considered to have a positive impact on SA5 and SA23, 24 and 26. Through the allocation of greenspace, the policy approach is considered to have a positive impact on improving access to recreation, as well as enhancing and encouraging enjoyment of open space, and an uncertain impact on improving health. By ensuring that proposals coming forward reflect Windlesham's historic character, the approach is considered to positively impact SA18.</p> <p><b>Option 2 – To rely on general policies in the Local Plan.</b>  If there were no Local Area Policies for Windlesham, it is likely that the Local Plan would amend settlement boundaries and local retail parade boundaries, therefore this approach would have a positive impact on SA1 and SA23-26.</p>			

**Appendix K**  
**Appraisal of employment, housing and SANG sites**

## Appraisal of sites in Bagshot

SA Objective	Duration (years)	Land at Weston Paddocks	Seal House, 56 London Rd	134 and 136 London Rd	Woodside Cottage, London Rd	34 London Rd	Queen Anne House, Station Rd
SA1. To meet identified housing need	0-5	+	o	+	++	+	+
	6-10	+	+	+	++	+	+
	11-15+	+	+	+	++	+	+
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	o	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o	o	o	-
	6-10	o	-	o	o	o	-
	11-15+	o	-	o	o	o	-
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+	o	+	o	+	++
	6-10	+	++	+	o	+	++
	11-15+	+	++	+	o	+	++
SA10. To reduce contamination and	0-5	o	o	o	o	o	o

safeguard soil quality and quantity	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	o	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	o	+	+	+	+
	6-10	+	+	+	+	+	+
	11-15+	+	+	+	+	+	+
SA16. To reduce noise pollution	0-5	+	o	o	o	o	o
	6-10	+	o	o	o	o	o
	11-15+	+	o	o	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	+	o	~	~	~	~
	6-10	+	~	~	~	~	~
	11-15+	+	~	~	~	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	-
	6-10	o	o	o	o	o	-
	11-15+	o	o	o	o	o	-
SA19. To reduce greenhouse gas emissions	0-5	~	o	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	o	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste	0-5	~	o	~	~	~	~

and maximise re-use and recycling	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water consumption	0-5	~	0	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0	0	0	-
	6-10	~	-	0	0	0	-
	11-15+	~	-	0	0	0	-
SA24. To support inclusive and diverse economic growth	0-5	0	0	0	0	0	-
	6-10	~	-	0	0	0	-
	11-15+	~	-	0	0	0	-
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	0	0	-
	6-10	~	-	0	0	0	-
	11-15+	~	-	0	0	0	-

#### Land at Weston Paddocks, Whitmoor Road

The proposed development will make best use of PDL present on site and contributes to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. With regard to SA16, the development proposals include the addition of an acoustic boundary fence to the sites boundary with the A322, which will reduce noise pollution from the A322 and M3 and therefore have a minor positive effect on the objective. The proposal includes the removal of the access from the A322, this will positively impact traffic flows on the A322 and therefore have a minor positive impact on traffic congestion (SA17). The impact on employment in the Borough is uncertain, with the sites previous use being a breakers yard. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building.

#### Seal House, 56 London Road

The proposed development will make best use of PDL and contributes to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. With respect to SA 19-22, the impact will depend on the design of the building. Due to the loss of a site previously used as office space, the development is considered to have a minor negative effect on SA5, 23, 24 and 26. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### 134 and 136 London Road



The proposed development will make best use of PDL present on site and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime and build in opportunities for local biodiversity and open space. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building.

#### Woodside Cottage, London Road

The proposed development will significantly contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building.

#### 34 London road

The proposed development will make best use of PDL present on site and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime and build opportunities for local biodiversity. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building.

#### Queen Anne House, Station Road

The proposed development will make best use of PDL and contributes to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. With respect to SA 19-22, the impact will depend on the design of the building. Due to the loss of a site previously used as office space, the development is considered to have a minor negative effect on SA 23, 24 and 26. The existing building is grade II listed and therefore the impact of development will have a negative impact on SA18, the level of this impact will depend on the appropriateness of its design.

SA Objective	Duration (years)	Bagshot Highway Depot	Land r/o Half Moon Street	The Deans, Bridge Road	Tanners Yard, London Road	Bagshot Manor, Green Lane	Highways Farm, 226 London Rd
SA1. To meet identified housing need	0-5	o	o	o	o	o	o
	6-10	+	++	+	+	++	+
	11-15+	+	++	+	+	++	+
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	+	o	o	o	o	o
	11-15+	+	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	+	o	o	o	o	o
	11-15+	+	o	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o	o	o	o
	6-10	+	-	-	-	-	o
	11-15+	+	-	-	-	-	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	-
	11-15+	o	o	o	o	o	-
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	-	--	-	o	o
	11-15+	o	-	--	-	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o	o	o	o
	6-10	++	++	++	++	++	+
	11-15+	++	++	++	++	++	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o	o	o
	6-10	++	o	o	o	o	o
	11-15+	++	o	o	o	o	o
SA11. To maintain and improve the	0-5	o	o	o	o	o	o

quality of water resources	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	-
	11-15+	o	o	o	o	o	-
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o	o	o	o
	6-10	o	+	+	+	+	+
	11-15+	o	+	+	+	+	+
SA16. To reduce noise pollution	0-5	o	o	o	o	o	o
	6-10	~	~	~	o	o	o
	11-15+	~	~	~	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water	0-5	o	o	o	o	o	o

consumption	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0	0	0	0
	6-10	+	-	-	-	-	0
	11-15+	+	-	-	-	-	0
SA24. To support inclusive and diverse economic growth	0-5	0	0	0	0	0	0
	6-10	+	-	-	-	-	0
	11-15+	+	-	-	-	-	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	~	0	0	0	0
	11-15+	0	~	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	0	0	0
	6-10	0	-	-	-	-	0
	11-15+	0	-	-	-	-	0

Bagshot Highway Depot & Archaeology Ctr, London Road

The proposed development is C2 and therefore it is unlikely to generate an increase in traffic movement. The site will likely require a travel plan for future employees due to good connections to public transport, and although uncertain, is likely to have a positively encourage more sustainable modes of transport as a result. The site will contribute to maintaining stable levels of employment in the Borough, providing employment opportunities and opportunities to improve skills of the local population due to its C2 use class. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and 19-22, the impact will depend on the design of the building. The development will make best use of PDL and reduce contamination at the site. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

Land Rear of Half Moon Street/High Street

The proposed development will make best use of PDL and contributes to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. The site is partially within flood zone 3a and 2, and therefore the development is considered to have a negative effect on flood risk. The area could include flood mitigation measures and SUDS to reduce flood risk. Due to the sites location to the immediate West of Bagshot's District centre and East of London Road, the developments impact on noise pollution is uncertain. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. Moreover, due to its proximity to Bagshot's District centre, the impact on SA25 is uncertain. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building. Due to the loss of employment sites, the development is considered to have a minor negative effect on SA 23, 24 and 26. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

The Deans, Bridge Road

The development of the site will make best use of PDL and contributes to meeting the Borough's identified housing need. It is expected that the design of the

development will minimise opportunities for crime. The site is partially within flood zone 3a and wholly within 2, and therefore the development is considered to have a negative impact on flood risk. A flood risk assessment /remediation and consideration of site layout would be required to mitigate this impact. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. Due to the sites location to the East of Bagshot's District centre, the development will have an uncertain impact on noise pollution. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. With respect to SA 19-22, the impact will depend on the design of the building. Due to the loss office space, the development is considered to have a minor negative effect on SA 23, 24 and 26. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years). The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### Tanners Yard, London Road

The development of the site will make best use of PDL and contributes to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. The site is partially within flood zone 2, and therefore the development is considered to have a negative effect on flood risk. This could be mitigated through flood mitigation measures incorporated into the developments design. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. Due to the sites location on London Road, the impact of development on noise pollution is uncertain. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. With respect to SA 19-22, the impact will depend on the design of the building. Due to the loss employment land, the development is considered to have a minor negative effect on SA 23, 24 and 26. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years). The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### Bagshot Manor, Green Lane

The proposed will make best use of PDL and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA 19-22, the impact will depend on the design of the building. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. The development is considered to have a minor impact on SA5, 23, 24 and 26 because it will result in the loss of employment floor space. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### Highways Farm, 226 London Road

The proposed development will contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime and build opportunities for local biodiversity. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. Due to the site being situated in the country side beyond the Green Belt, development of the site would likely have a minor negative impact on SA7 and SA14. With respect to SA 19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

SA Objective	Duration (years)	175 London Road	Land at Swift Lane 2 (SANG)	Land at Pennyhill, London Road (SANG)
SA1. To meet identified housing need	0-5	o	o	o
	6-10	+	+	o
	11-15+	+	+	+
SA2. To improve the population's health	0-5	o	o	o
	6-10	o	+	o
	11-15+	o	+	+
SA3. To improve the education and skills of the local population	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o
	6-10	o	+	o
	11-15+	o	+	+
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o
	6-10	o	+	o
	11-15+	o	+	+
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o
	6-10	-	~	o
	11-15+	-	~	~
SA8. To reduce the risk of flooding	0-5	o	o	o
	6-10	o	~	o
	11-15+	o	~	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o
	6-10	+	o	o
	11-15+	+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o
	6-10	o	~	o

	11-15+	o	~	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o
	6-10	o	~	o
	11-15+	o	~	~
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o
	6-10	-	-	o
	11-15+	-	-	+
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o
	6-10	+	++	o
	11-15+	+	++	++
SA16. To reduce noise pollution	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o
SA22. To encourage reduced water consumption	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	o	o

SA23. To maintain stable levels of employment in the Borough	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o
SA24. To support inclusive and diverse economic growth	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o
SA26. To support existing business structure and businesses	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o

#### 175 London Road

The proposed development will contribute to meeting the Borough's identified housing need and make best use of the PDL present at the site. It is expected that the design of the development will minimise opportunities for crime and build opportunities for local biodiversity. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. Due to the site being situated in the country side beyond the Green Belt, development of the site would likely have a minor negative impact on SA7 and SA14. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. With respect to SA 19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### Land at Swift Lane 2

The site would help meet the Borough's identified housing need, providing SANG capacity to the Bagshot area, and ensuring that the SPA is protected. The impact on the Green Belt, open space, water resources and biodiversity is uncertain and will depend on the design of the SANG. Due to the site partially being situated in Flood zone 3a and 2, the impact on flood risk is uncertain. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### Land at Pennyhill, Jenkins Hill, London Road

The site would help meet the Borough's identified housing need, providing SANG capacity to the Bagshot area, and ensuring that the SPA is protected. The impact on the Green Belt, open space and biodiversity is uncertain and will depend on the design of the SANG. The SLAA indicates that the site is not considered available until years 11-15, and therefore is scored as having no effect in the short term (0-10 years).



## Appraisal of sites in Bisley

SA Objective	Duration (years)	325 Guildford Road	Land r/o 309-315 Guildford Road	317-319 Guildford Road	Land at Elder Road	Land West of Guildford Road
SA1. To meet identified housing need	0-5	+	+	+	+	o
	6-10	+	+	+	+	+
	11-15+	+	+	+	+	+
SA2. To improve the population's health	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	~	o
	6-10	~	~	~	~	~
	11-15+	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	~	o	~	o	o
	6-10	~	o	~	o	o
	11-15+	~	o	~	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o
	6-10	o	o	o	o	-
	11-15+	o	o	o	o	-
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	+	o	+	o	o
	6-10	+	o	+	o	o
	11-15+	+	o	+	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	~	o	o
	6-10	o	o	~	o	o

	11-15+	o		o		~		o		o
SA11. To maintain and improve the quality of water resources	0-5	o		o		o		o		o
	6-10	o		o		o		o		o
	11-15+	o		o		o		o		o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~		~		~		~		o
	6-10	~		~		~		~		~
	11-15+	~		~		~		~		~
SA13. To conserve and enhance the Borough's biodiversity	0-5	~		o		o		o		o
	6-10	~		o		o		o		o
	11-15+	~		o		o		o		o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o		o		o		o		o
	6-10	o		o		o		o		--
	11-15+	o		o		o		o		--
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+		+		+		+		o
	6-10	+		+		+		+		~/+
	11-15+	+		+		+		+		~/+
SA16. To reduce noise pollution	0-5	o		o		o		o		o
	6-10	o		o		o		o		o
	11-15+	o		o		o		o		o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o		o		o		o		o
	6-10	o		o		o		o		~
	11-15+	o		o		o		o		~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o		o		o		o		o
	6-10	o		o		o		o		o
	11-15+	o		o		o		o		o
SA19. To reduce greenhouse gas emissions	0-5	~		~		~		~		o
	6-10	~		~		~		~		~
	11-15+	~		~		~		~		~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~		~		~		~		o
	6-10	~		~		~		~		~
	11-15+	~		~		~		~		~
SA21. To reduce generation of waste and	0-5	~		~		~		~		o

maximise re-use and recycling	6-10	~		~		~		~		~
	11-15+	~		~		~		~		~
SA22. To encourage reduced water consumption	0-5	~		~		~		~		0
	6-10	~		~		~		~		~
	11-15+	~		~		~		~		~
SA23. To maintain stable levels of employment in the Borough	0-5	-		0		-		0		0
	6-10	-		0		-		0		0
	11-15+	-		0		-		0		0
SA24. To support inclusive and diverse economic growth	0-5	-		0		-		0		0
	6-10	-		0		-		0		0
	11-15+	-		0		-		0		0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0		0		0		0		0
	6-10	0		0		0		0		0
	11-15+	0		0		0		0		0
SA26. To support existing business structure and businesses	0-5	-		0		-		0		0
	6-10	-		0		-		0		0
	11-15+	-		0		-		0		0

#### 325 Guildford Road

The development would positively contribute to meeting the Borough's identified housing need and make best use of PDL on site. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The impact of development upon biodiversity is uncertain, with a bat survey in peak season required to determine the impact on bat communities and possible mitigation measures. Due to the loss of an employment site, the development is considered to have a minor negative impact on SA23, 24 and 26, as well as an uncertain impact on SA5.

#### Land r/o 309-315 Guildford Road

The development would positively contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development.

#### 317-319 Guildford Road

The development would positively contribute to meeting the Borough's identified housing need and make best use of PDL on site. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The impact of the development on contaminated land is uncertain, due to the sites previous use. Due to the loss of an employment site, the development is considered to have a minor negative impact on SA23, 24 and 26, as well as an uncertain impact on SA5.

Land at Elder Road

The development would positively contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development.

Land West of Guildford Road

The development would positively contribute to meeting the Borough's identified housing need. The site is located wholly within the Green Belt and therefore will significantly impact on its openness. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures, but this remains uncertain due to the site being partially situated in the SPA 400m buffer. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. Due to uncertainty in site access, the impacts on SA17 are considered uncertain. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

## Appraisal of sites in Camberley

SA Objective	Duration (years)	Norwich House, Knoll Rd	Burwood House Hotel	Sparks Garage 2	52 Park Street	Central House	110E Sentry House
SA1. To meet identified housing need	0-5	++	+	+	+	+	+
	6-10	++	+	+	+	+	+
	11-15+	++	+	+	+	+	+
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	-	-	o	+	o	-
	6-10	-	-	o	+	o	-
	11-15+	-	-	o	+	o	-
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	+	+	++	++	++
	6-10	++	+	+	++	++	++
	11-15+	++	+	+	++	++	++
SA10. To reduce contamination and	0-5	o	o	o	o	o	o

safeguard soil quality and quantity	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	+	+	+	+	+
	6-10	+	+	+	+	+	+
	11-15+	+	+	+	+	+	+
SA16. To reduce noise pollution	0-5	o	o	o	~	o	o
	6-10	o	o	o	~	o	o
	11-15+	o	o	o	~	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and	0-5	~	~	~	~	~	~

maximise re-use and recycling	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water consumption	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	-	-	-	+	~	-
	6-10	-	-	-	+	~	-
	11-15+	-	-	-	+	~	-
SA24. To support inclusive and diverse economic growth	0-5	-	-	-	+	~	-
	6-10	-	-	-	+	~	-
	11-15+	-	-	-	+	~	-
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	+	0	0
	6-10	0	0	0	+	0	0
	11-15+	0	0	0	+	0	0
SA26. To support existing business structure and businesses	0-5	-	-	-	+	~	~
	6-10	-	-	-	+	~	~
	11-15+	-	-	-	+	~	~

#### Norwich House, Knoll Road

The development would contribute significantly to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a site previously used as offices, the development is considered to have a minor negative impact SA23-24 and SA5. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

#### Burwood House Hotel, 15 London Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL present on site. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a hotel, the development is considered to have a minor negative impact SA23-24, SA26 and SA5. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

#### Sparks Garage, 2 London Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL present on site. It is expected that the

design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a site with a sui generis use class, the development is considered to have a minor negative impact SA23-24 and SA26.

#### 52 Park Street

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The impact of the development on noise pollution is considered uncertain, this is because it depends on how the design is implemented, with the proposal including measures to reduce noise pollution from the Atrium and night time activities. Due to the addition of a retail unit, the development is considered to have a minor positive impact on SA23-24 and a positive impact on SA5. Due to the sites location in Camberley town centre, the addition of a mixed used building is deemed to have a positive effect on SA25-26. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

#### Central House, 75-79 Park Street

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a hotel, the impact of the development on SA23-24 and SA26 is uncertain. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

#### 100E Sentry House, Frimley Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a site previously used as offices, the development is considered to have a minor negative impact SA23-24, SA26 and SA5. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.



SA Objective	Duration (years)	Compass House	15-17 Obelisk Way	Clockhouse 65 Park Street	Pembroke Broadway North	Former Portesbery school	407-409 London Road
SA1. To meet identified housing need	0-5	++	+	+	++	++	++
	6-10	++	+	+	++	++	++
	11-15+	++	+	+	++	++	++
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	-	-	o	+	-	-
	6-10	-	-	o	+	-	-
	11-15+	-	-	o	+	-	-
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	-	o	o	o	~
	6-10	o	-	o	o	o	~
	11-15+	o	-	o	o	o	~
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	++	++	++	++	++
	6-10	++	++	++	++	++	++
	11-15+	++	++	++	++	++	++
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the	0-5	o	o	o	o	o	o

quality of water resources	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	+	+	+	+	+
	6-10	+	+	+	+	+	+
	11-15+	+	+	+	+	+	+
SA16. To reduce noise pollution	0-5	~	o	~	~	~	o
	6-10	~	o	~	~	~	o
	11-15+	~	o	~	~	~	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~	~	~	~	~	~
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water	0-5	~	~	~	~	~	~

consumption	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	-	0	0	+	-	-
	6-10	-	0	0	+	-	-
	11-15+	-	0	0	+	-	-
SA24. To support inclusive and diverse economic growth	0-5	-	0	0	+	0	-
	6-10	-	0	0	+	0	-
	11-15+	-	0	0	+	0	-
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	~	-	0	+	0	0
	6-10	~	-	0	+	0	0
	11-15+	~	-	0	+	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	+	0	-
	6-10	0	0	0	+	0	-
	11-15+	0	0	0	+	0	-

#### Compass House, 207-215 London Road

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. With regard to noise pollution, the building is in close proximity to the A30 and a noise report concluded that this could impact on residential amenity. A condition has been placed on the development to ensure that the design of the building mitigates this impact and therefore the impact of the development on SA16 is deemed uncertain. The development is situated in Camberley town centre and the impact of the development on SA25 is uncertain. The development will result in the loss of office space and is therefore considered to have a minor negative impact on SA23-24 and SA5. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

#### 15-17 Obelisk Way

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a community and cultural facility in the form of a working men's club, the development is considered to have a minor negative impact on SA5-6. Moreover, being located in Camberley town centre and representing a relatively rare form of development for the area, it is considered that the proposed development will have a minor negative impact on SA25. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

#### Clock House, 65 Park Street

Due to the current building adjoining a public house, it is likely that the new residential units will experience some noise pollution and the development is

therefore considered to have a minor negative impact on SA16. This will need to be addressed in the design of the building. The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

#### Pembroke Broadway North, Pembroke Broadway

The development would contribute significantly to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the provision of mixed used retail units on the ground level of the development, the proposal is considered to have a positive impact on SA23-24 and a minor positive impact on SA5, offsetting the loss in office space. Moreover, due to the sites town centre location, the development will likely improve the vitality of this area and support proximal businesses. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

#### Former Portesbery School, Portesbery Road

The development would contribute significantly to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a site previously used as a school, the development is considered to have a minor negative impact on SA5 and SA23-24. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

#### 407 & 409 London Road and 9, 11, 13, 13a Victoria Avenue

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. Due to the loss of a site currently supporting a mixture of uses, the development is considered to have a minor negative impact on SA23-24, SA26 and SA5. Part of the site is currently used as a place of worship, and therefore the development will have a minor negative impact on SA6. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

SA Objective	Duration (years)	Peerless Site 2, Wood Rd	280 Gordon Avenue	Pembroke House, 148 Frimley Rd	Sewage works, Doman Rd (Economic)	Pinehurst, 141 Park Street	Camberley Station
SA1. To meet identified housing need	0-5	+	+	+	0	+	0
	6-10	+	+	+	0	+	++
	11-15+	+	+	+	0	+	++
SA2. To improve the population's health	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA3. To improve the education and skills of the local population	0-5	0	0	+	+	+	0
	6-10	0	0	+	+	+	0
	11-15+	0	0	+	+	+	0
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	~	~	0
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	0	0	+	+	+	0
	6-10	0	0	+	+	+	~
	11-15+	0	0	+	+	+	~
SA6. To maintain and improve cultural, social and leisure provision	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	0	0	0	-	0	0
	6-10	0	0	0	-	0	0
	11-15+	0	0	0	-	0	0
SA8. To reduce the risk of flooding	0-5	0	0	0	-	0	0
	6-10	0	0	0	-	0	0
	11-15+	0	0	0	-	0	0
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	++	++	0	++	0
	6-10	++	++	++	0	++	++
	11-15+	++	++	++	0	++	++
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	0	0	0	~	0	0
	6-10	0	0	0	~	0	0
	11-15+	0	0	0	~	0	0
SA11. To maintain and improve the	0-5	0	0	0	0	0	0

quality of water resources	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	-	o	o
	6-10	o	o	o	-	o	o
	11-15+	o	o	o	-	o	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	+	+	o	o	o
	6-10	+	+	+	o	o	+
	11-15+	+	+	+	o	o	+
SA16. To reduce noise pollution	0-5	-	-	o	o	o	o
	6-10	-	-	o	o	o	-
	11-15+	-	-	o	o	o	-
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~	~	~	o	~	o
	6-10	~	~	~	o	~	~
	11-15+	~	~	~	o	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water	0-5	~	~	~	~	~	o

consumption	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	-	+	++	+	0
	6-10	0	-	+	++	+	~
	11-15+	0	-	+	++	+	~
SA24. To support inclusive and diverse economic growth	0-5	0	-	+	++	+	0
	6-10	0	-	+	++	+	~
	11-15+	0	-	+	++	+	~
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	+
	11-15+	0	0	0	0	0	+
SA26. To support existing business structure and businesses	0-5	0	-	+	0	+	0
	6-10	0	-	+	0	+	~
	11-15+	0	-	+	0	+	~

#### Peerless Site 2, Wood Road

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. Due to the sites close proximity to the M3 motorway, the impact of the development on noise pollution is considered negative. Mitigation measures include sound barriers on the M3 and building opportunities in the design of the building to reduce the impact of road noise on residential amenity.

#### 280 Gordon Avenue

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. The sites proximity to the railway line is considered to have a minor negative impact on noise pollution; this will need to be mitigated against in the design of the development. Due to the loss of a site currently used as a builders yard, the development is considered to have a minor negative impact on SA23-24 and SA26.

#### Pembroke House, 148 Frimley Road

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and

therefore the impact on SA17 is uncertain. With respect to SA12 and SA 19-22, the impact will depend on the design of the building. It is expected that the design of the development will minimise opportunities for crime. Due to the proposals including mixed use retail on the ground floor, the development is considered to have a minor positive impact on SA3, SA5, SA23-24 and SA25. It is expected that the design of the development will minimise opportunities for crime and social exclusion.

#### Camberley Sewage Works, Doman Road

It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. Due to the creation of jobs, the development is considered to have a significant positive impact on SA23-24 and a minor positive on SA3 and SA5. The site is located partially within the countryside beyond the Green Belt and is therefore considered to have a minor negative impact on SA7 and SA14. The majority of the site is located in flood zone 2-3 and is therefore considered to have a significant negative impact on flood risk. This will require flood mitigation measures and attention to the developments layout in any development proposal. There is a possibility that part of the site may have some contaminated land associated with the nearby sewage works, consequently the impact of the development on SA10 is deemed uncertain.

#### Pinehurst, 141 Park Street

Due to the retention and creation of jobs associated with the C2 use class, the development would have a positive impact upon SA3, SA23-34, SA5 and SA26. Due to the C2 use of the proposed development it is not considered to have any impact on the protection of the SPA. The development is considered to help meet identified housing need, providing homes in the local area which has an aging population. With respect to SA 19-22, the impact will depend on the design of the building. With regard to SA9, the development makes use of the PDL present on site. It is expected that the design of the development will minimise opportunities for crime. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

#### Camberley Station, Pembroke Broadway

Due to the site currently being used as the train station, the impact on employment is uncertain and will depend on the design of the building. Because the site being situated in Camberley town centre, the impact on SA25 is uncertain. With regard to noise pollution, it is likely that the proximity to the railway line will have a minor negative impact on noise pollution and will need to be mitigated in the design of the building. The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA12 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).



SA Objective	Duration (years)	Camberley Centre	439-445 London Rd	Land r/o 1-47 Sullivan Road	London road block	Camberley Library	Four Winds, 29 London Rd
SA1. To meet identified housing need	0-5	o	o	o	o	o	o
	6-10	++	+	+	++	+	+
	11-15+	++	+	+	++	+	+
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	-	o	o	o	~	o
	11-15+	-	o	o	o	~	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	o
	11-15+	~	~	~	~	~	o
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o	o	o	o
	6-10	-	o	o	o	~	o
	11-15+	-	o	o	o	~	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	~	o
	11-15+	o	o	o	o	~	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	-	o	~	~
	11-15+	o	o	-	o	~	~
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o	o	o	o
	6-10	++	+	o	++	+	o
	11-15+	++	+	o	++	+	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the	0-5	o	o	o	o	o	o

quality of water resources	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o	o	o
	6-10	o	o	-	o	~	o
	11-15+	o	o	-	o	~	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o	o	o	o
	6-10	+	+	+	+	+	+
	11-15+	+	+	+	+	+	+
SA16. To reduce noise pollution	0-5	o	o	o	o	o	o
	6-10	o	~	o	~	o	o
	11-15+	o	~	o	~	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water	0-5	o	o	o	o	o	o

consumption	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0	0	0	0
	6-10	~	0	0	~	~	0
	11-15+	~	0	0	~	~	0
SA24. To support inclusive and diverse economic growth	0-5	0	0	0	0	0	0
	6-10	~	0	0	~	~	0
	11-15+	~	0	0	~	~	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	0	0	+	~	0
	11-15+	0	0	0	+	~	0
SA26. To support existing business structure and businesses	0-5	0	0	0	0	0	0
	6-10	0	0	0	+	~	0
	11-15+	0	0	0	+	~	0

#### Camberley Centre, France Hill Drive

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. Due to the site's current use as an adult learning centre, the development would have a minor negative impact on SA3 and SA5. Moreover, it is possible that this could impact upon employment in the Borough. It is expected that the design of the development will minimise opportunities for crime. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA 19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### 439-445 London Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL. Due to the site's proximity to the A30, the impact of noise pollution is considered uncertain and will depend on the design of the development. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. With respect to SA 19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### Land r/o 1-47 Sullivan Road

The proposed development will contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA 19-22, the impact will depend on the design of the building. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. The

development will have a minor negative effect on SA7 and 14 because it will result in the loss of open space, consisting of a greenfield site in an urban area. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### London Road Block, London Road

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. Due to the sites proximity to the A30, the impact on noise pollution is uncertain and will depend on the design of the building. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. It is likely that the development will include some retail units and the site is situated in Camberley Town Centre. As a result, the impact of the development on SA23-25 is considered uncertain and will depend on the design of the development. With respect to SA 19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### Camberley Library, Knoll Road

The development would significantly contribute to meeting the Borough's identified housing need and make best use of PDL. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA 19-22, the impact will depend on the design of the building. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. The proposed development includes the possibility of relocating or retaining the library and the addition of retail units as part of the mixed use development. As a result, the impact upon employment and community services is uncertain. A large proportion of the site is situated in a protected greenspace, and therefore the developments impact on open space will depend on the its design. This will need to be addressed in the design and layout of the development. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### Four Winds, 29 London Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL. Due to the site being covered entirely by woodland, the impact of development on biodiversity is uncertain. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA19-22, the impact will depend on the design of the building. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

SA Objective	Duration (years)	Land East of Frimley Rd, South of London Rd	Tekels Park (including possible SANG)	Peerless Site N, Sullivan Road
SA1. To meet identified housing need	0-5	o	o	+
	6-10	+	o	+
	11-15+	+	+	+
SA2. To improve the population's health	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	+	o
SA3. To improve the education and skills of the local population	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	~
	6-10	~	o	~
	11-15+	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	~	o
SA8. To reduce the risk of flooding	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	++
	6-10	++	o	++
	11-15+	++	+	++
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o

SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	~
	6-10	~	o	~
	11-15+	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	~	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	~	o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	+
	6-10	+	o	+
	11-15+	+	++	+
SA16. To reduce noise pollution	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o	o	o
	6-10	~	o	o
	11-15+	~	~	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	~	o
SA19. To reduce greenhouse gas emissions	0-5	o	o	~
	6-10	~	o	~
	11-15+	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	~
	6-10	~	o	~
	11-15+	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	~
	6-10	~	o	~
	11-15+	~	~	~
SA22. To encourage reduced water consumption	0-5	o	o	~
	6-10	~	o	~
	11-15+	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	o	o	o
	6-10	~	o	o

	11-15+	~		~		0
SA24. To support inclusive and diverse economic growth	0-5	0		0		0
	6-10	~		0		0
	11-15+	~		0		0
	11-15+	~		0		0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0		0		0
	6-10	~		0		0
	11-15+	~		0		0
SA26. To support existing business structure and businesses	0-5	0		0		0
	6-10	~		0		0
	11-15+	~		0		0

#### Land East of Frimley Road & South of London Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL. The impact of the development on employment and existing businesses is uncertain. This is because the development will include the demolition of retail premises, but may also include the creation of new retail units and benefit the existing retail units. Moreover, the impact on SA25 is uncertain for the same reasons. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain. Due to the sites close proximity to the A30, the impact on noise pollution is considered uncertain and will need to be addressed in the design of the building. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5years).

#### Tekels Park

The development will help meet the Borough's identified housing need and make best use of PDL present. Although the site is situated in green space in a settlement area and on an SNCI, the proposal included the development of a SANG, and therefore the impact on open space and biodiversity is deemed uncertain. Due to the inclusion of a SANG in the proposal, the development is considered to have a positive impact on recreation provision and a significant positive impact on the protection of the SPA. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The roads which would provide access the development are narrow and may impact on traffic congestion and therefore the impact on SA17 is considered uncertain. Due to the being small scale historic structures on site, the impact of the development on SA18 is uncertain and will depend on the design and layout of the development. The SLAA indicates that the site is not considered available until years 11-15, and therefore has scored no effect in the short or medium term (0-10 years).

#### Peerless Site N, Sullivan Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions.

## Appraisal options for Chobham

SA Objective	Duration (years)	Little Heath Nursery	Flexlands School	Flexlands Farm	Mincing Lane Nursery	Peerless Site	Leonard Daborn Ltd
SA1. To meet identified housing need	0-5	++	+	o	++	+	o
	6-10	++	+	o	++	+	+
	11-15+	++	+	++	++	+	+
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	-	o	o	o	o
	6-10	o	-	o	o	o	o
	11-15+	o	-	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	o	~	~	o
	6-10	~	~	o	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	-	-	o	-	o	o
	6-10	-	-	o	-	o	-
	11-15+	-	-	o	-	o	-
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	--	-	-	-	o	o
	6-10	--	-	-	-	o	-
	11-15+	--	-	-	-	o	-
SA8. To reduce the risk of flooding	0-5	o	-	o	o	o	o
	6-10	o	-	o	o	o	--
	11-15+	o	-	--	o	o	--
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	+	o	o	+	o
	6-10	o	+	o	o	+	+
	11-15+	o	+	o	o	+	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o



	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	o	~	~	o
	6-10	~	~	o	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	--	~	o	o	o	o
	6-10	--	~	o	o	o	o
	11-15+	--	~	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	--	--	o	--	--	o
	6-10	--	--	o	--	--	--
	11-15+	--	--	--	--	--	--
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	~/+	+	o	+	+	o
	6-10	~/+	+	o	+	+	+
	11-15+	~/+	+	+	+	+	+
SA16. To reduce noise pollution	0-5	o	~	o	o	o	o
	6-10	o	~	o	o	o	o
	11-15+	o	~	o	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~	~	o	~	o	o
	6-10	~	~	o	~	o	o
	11-15+	~	~	o	~	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	o	~	~	o
	6-10	~	~	o	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	o	~	~	o
	6-10	~	~	o	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~	~	o	~	~	o
	6-10	~	~	o	~	~	~

	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water consumption	0-5	~	~	0	~	~	0
	6-10	~	~	0	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	-	-	0	-	0	0
	6-10	-	-	0	-	0	-
	11-15+	-	-	0	-	0	-
SA24. To support inclusive and diverse economic growth	0-5	-	0	0	-	0	0
	6-10	-	0	0	-	0	-
	11-15+	-	0	0	-	0	-
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	-	0	0
	6-10	0	0	0	-	0	-
	11-15+	0	0	0	-	0	-

#### Little Heath Nursery, Little Heath Road

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. However, the majority of the development is within the SPA's 400m buffer zone and therefore although development is not permitted in this area, the impact remains uncertain. It is expected that the design of the development will minimise opportunities for crime and social exclusion. Due to the possible reduction in traffic associated with the change of use, the impact of the develop on SA17 is considered uncertain. With respect to SA16 and SA19-22, the impact will depend on the design of the development. Development on the site could negatively impact upon moth and reptile communities, as well as being situated on an SSSI and SNCl, and therefore it is consider that the development will have a significant negative impact upon SA7 and 13, such impacts will need to be mitigated. The development is wholly within the Green Belt, and it is therefore considered that development will have a significant negative impact on SA14. Due to the site previously being used as an employment site, it is considered to have a minor negative impact on SA23-24 and SA5.

#### Flexlands School, Sandpit Hall Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. The proposed development includes open space to the rear that could improve the local character of the area. The site is partially within flood zone 2 and 3, but the proposed development is not within this area and a flood risk assessment has been carried, and therefore the impact on the risk of flooding is considered to be minor. With regard to SA14, the proposed development is located wholly within the Green Belt and is therefore considered to have a significant negative impact on its openness, as well as a minor negative impact on SA7. Due to the loss of a site previously used as a school, the development is considered to have a minor negative impact on SA3, SA5 and SA23. It is likely that the proposed development will produce less traffic in the local area than its previous use and is

therefore considered to have an uncertain impact on SA16-17. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development.

Land at Flexlands farm, Station Road

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The site is fully within flood zone 2 and 3 and is therefore considered to have a significant negative impact on flood risk. The site is situated within the Green Belt as is therefore considered to have a significant negative impact on SA14, as well as a minor negative impact on SA7. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The SLAA indicates that the site is not considered available until years 11-15, and therefore has scored no effect in the short or medium term (0-10 years).

Mincing Lane Nursery, Mincing Lane

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the design of the development will minimise opportunities for crime and social exclusion. Due to the possible reduction in traffic associated with the change of use, the impact of the develop on SA17 is considered uncertain. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The development is wholly within the Green Belt, and it is therefore considered that development will have a significant negative impact on SA14, as well as a minor negative impact on SA7. Due to the site previously being used as a sui generis employment site, it is considered to have a minor negative impact on SA23-24, SA26 and SA5.

Peerless Site, Windsor Court Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. With regard to SA14, the proposed development is located in an area washed over by the Green Belt and is therefore considered to have a significant negative impact on SA14. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions.

Leonard Daborn Ltd, Station Road

The development would contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. With regard to SA14, the proposed development is located in an area washed over by the Green Belt and is therefore considered to have a significant negative impact, , as well as a minor negative impact on SA7. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The site is situated wholly within flood zone 2 and 3 and is therefore considered to have a significant impact on flood risk which will need to be mitigated against in the design of the development. The site is currently a B2 use, and therefore the development will result in the loss of an employment site, having a minor negative impact on SA23-24, SA26. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

SA Objective	Duration (years)	Chobham Rugby Club, Windsor Rd	Land r/o the Grange	Broadford, Castle Grove Road	Land Northwest of the Grange	Former DERA site, Chobham Lane	Land at Latchetts Mead
SA1. To meet identified housing need	0-5	o	o	o	o	o	o
	6-10	++	+	+	++	o	+
	11-15+	++	+	+	++	o	+
SA2. To improve the population's health	0-5	o	o	o	o	o	o
	6-10	~	o	o	o	o	o
	11-15+	~	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	+	o
	11-15+	o	o	o	o	+	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	o	~
	11-15+	~	~	~	~	o	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o	o	o	o
	6-10	-	o	o	o	+	o
	11-15+	-	o	o	o	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o	o
	6-10	-	o	o	o	o	o
	11-15+	-	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	o	o	o	o
	6-10	-	-	-	-	-	-
	11-15+	-	-	-	-	-	-
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	-	--	-	o	--
	11-15+	o	-	--	-	o	--
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	++	o
	11-15+	o	o	o	o	++	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o

SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o	o	o	o	o	o
	6-10	--	--	--	--	-	--
	11-15+	--	--	--	--	-	--
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	o	o	o	o	o
	6-10	+	+	++	+	o	+
	11-15+	+	+	++	+	o	+
SA16. To reduce noise pollution	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o	o	o	o	o	o
	6-10	~	o	o	o	~	-
	11-15+	~	o	o	o	~	-
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	-	o	o	o
	11-15+	o	o	-	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~

SA22. To encourage reduced water consumption	0-5	o	o	o	o	o	o
	6-10	~	~	~	~	o	~
	11-15+	~	~	~	~	o	~
SA23. To maintain stable levels of employment in the Borough	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	++	o
	11-15+	o	o	o	o	++	o
SA24. To support inclusive and diverse economic growth	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	++	o
	11-15+	o	o	o	o	++	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA26. To support existing business structure and businesses	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	+	o
	11-15+	o	o	o	o	+	o

#### Chobham Rugby Club, Windsor Road

The development would significantly contribute to meeting the Borough's identified housing need. With regard to SA14, the proposed development is located wholly within the Green Belt and is therefore considered to have a significant negative impact on its openness, as well as a minor negative impact on SA7. Moreover, the rugby club will need to be relocated to mitigate the impact the development will have on recreation and open space. Due to the loss of a recreation space, the impact on population health is uncertain. The development will need to demonstrate retention and possible incorporation of greenspace due to the loss of existing green space. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

#### Land r/o the Grange

The development would contribute to meeting the Borough's identified housing need. With regard to SA14, the proposed development is located wholly within the Green Belt and is therefore considered to have a significant negative impact on its openness, as well as a minor negative impact on SA7. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The development is partially within flood zone 2-3, and is therefore considered to have a minor impact on flood risk, this will need to be mitigated in the design of the development. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

#### Broadford, Castle Grove Road

The development would contribute to meeting the Borough's identified housing need. With regard to SA14, the proposed development is located wholly within the Green Belt and is therefore considered to have a significant negative impact on its openness, as well as a minor negative impact on SA7. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a significant positive effect on ensuring the protection of the SPA, with the proposed development involving the inclusion of an onsite SANG. The majority of the sites area is located within flood zone 2-3, and is therefore considered to have a significant impact on flood risk, this will need to be mitigated in the design of the development. The site is located in an area of high archaeological potential and therefore considered to have a minor negative impact SA18. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

#### Land Northwest of the Grange

The development would contribute significantly to meeting the Borough's identified housing need. With regard to SA14, the proposed development is located wholly within the Green Belt and is therefore considered to have a significant negative impact on its openness, as well as a minor negative impact on SA7. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The site is partially located within flood zone 2-3, and is therefore considered to have a minor negative impact on flood risk, this will need to be mitigated in the design of the development. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

#### Former DERA site, Chobham Lane

Due to the creation of jobs and the retention of an employment site, the development is considered to have a significant positive impact on SA23-24 and minor positive impact on SA26. With respect to SA16 and SA19-22, the level of impact will depend on the design of the development. The site is located within the Green Belt and the impact of the built form upon this will depend on the design of the building. Remediation of contaminated land would be required on the site and it is therefore considered that the development will have a positive impact on SA10. The development will make best use of PDL and existing buildings. Due to the creation of employment opportunities and associated improvement to local peoples education and skills, the development is considered to have a minor positive impact on SA3 and SA5. The impact of the employment site on traffic congestion is uncertain. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

#### Land at Latchetts Mead, Green Lane

The development would contribute to meeting the Borough's identified housing need and makes best use of PDL and existing buildings present on site. The site is situated wholly within the Green Belt and is therefore considered to have a significant negative impact on SA14, as well as a minor negative impact on SA7. The majority of the site is located within flood zone 3b and it is therefore considered that the development will have a significant impact on flood risk, this will need to be mitigated in the design of the development. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The site has access issues which will need to be addressed in the design of the development. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

## Appraisal of sites in Deepcut

SA Objective	Duration (years)	1-3 Blackdown Road	51-57 Deepcut Bridge Road	Land East of Bellew Road	Land at Frimhurst Farm	Land North of Guildford Road
SA1. To meet identified housing need	0-5	+	o	+	o	o
	6-10	+	+	+	o	o
	11-15+	+	+	+	+	+
SA2. To improve the population's health	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	o	~	o	o
	6-10	~	~	~	o	o
	11-15+	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	-	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	-	o	o
	6-10	o	o	-	o	o
	11-15+	o	o	-	--	-
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o
	6-10	o	o	o	o	o
	11-15+	o	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	o	o	o	o
	6-10	++	++	o	o	o
	11-15+	++	++	o	+	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o	o
	6-10	o	o	o	o	o



	11-15+	o		o		o		o		o
SA11. To maintain and improve the quality of water resources	0-5	o		o		o		o		o
	6-10	o		o		o		o		o
	11-15+	o		o		o		o		o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~		o		~		o		o
	6-10	~		~		~		o		o
	11-15+	~		~		~		~		~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o		o		~		o		o
	6-10	o		o		~		o		o
	11-15+	o		o		~		-		~
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o		o		-		o		o
	6-10	o		o		-		o		o
	11-15+	o		o		-		-		-
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+		o		+		o		o
	6-10	+		+		+		o		o
	11-15+	+		+		+		+		~/+
SA16. To reduce noise pollution	0-5	o		o		o		o		o
	6-10	o		o		o		o		o
	11-15+	o		o		o		-		o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o		o		o		o		o
	6-10	o		o		o		o		o
	11-15+	o		o		o		-		o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o		o		o		o		o
	6-10	o		o		o		o		o
	11-15+	o		o		o		o		o
SA19. To reduce greenhouse gas emissions	0-5	~		o		~		o		o
	6-10	~		~		~		o		o
	11-15+	~		~		~		~		~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~		o		~		o		o
	6-10	~		~		~		o		o
	11-15+	~		~		~		~		~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~		o		~		o		o
	6-10	~		~		~		o		o
	11-15+	~		~		~		~		~

SA22. To encourage reduced water consumption	0-5	~	0	~	0	0
	6-10	~	~	~	0	0
	11-15+	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0	0	0
	6-10	0	0	0	0	0
	11-15+	0	0	0	-	0
SA24. To support inclusive and diverse economic growth	0-5	0	0	0	0	0
	6-10	0	0	0	0	0
	11-15+	0	0	0	-	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0
	6-10	0	0	0	0	0
	11-15+	0	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	0	0
	6-10	0	0	0	0	0
	11-15+	0	0	0	-	0

#### 1-3 Blackdown Road

The development will contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions.

#### 51-57 Deepcut Bridge Road

The development will contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

#### Land East of Bellew Road

The development will contribute to meeting the Borough's identified housing. The site is located within the countryside beyond the Green Belt and the site is therefore considered to have a minor negative impact on SA7 and SA14. Most of the site is characterised by pine woodland and the impact of their removal on biodiversity is uncertain. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions.

#### Land at Frimhurst Farm, Deepcut Bridge Road

The development will contribute to meeting the Borough's identified housing need and make best use of PDL present on site. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The site is located partially within the Basingstoke Canal Conservation Area and is therefore considered to have a significant negative impact upon SA7 and SA13. The site is located within the countryside beyond the Green Belt and therefore the development will have a minor negative impact on SA14. Due to the location of the site, development is considered to have a minor negative for impact on noise pollution and SA17. The SLAA indicates that the site is not considered available until years 11-15, and therefore has scored no effect in the short or medium term (0-10 years).

#### Land North of Guildford Road

The development will contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. The site is partially within the 400m buffer of the SPA, and therefore could have an impact upon the SPA, although development on the 400m buffer would not be deliverable. The site is located within the countryside beyond the Green Belt and therefore the development will have a minor negative impact on SA7 and SA14. With regard to SA7, the development would result in the felling of a large amount of trees could therefore have a negative impact on biodiversity. Due to the loss of employment on site, the development would have a negative impact on SA23, 24 and 26. The SLAA indicates that the site is not considered available until years 11-15, and therefore has scored no effect in the short or medium term (0-10 years).

SA Objective	Duration (years)	Princess Royal Barracks 1, Brunswick Road	Princess Royal Barracks 2, Brunswick Road	Princess Royal Barracks 3, Brunswick Road
SA1. To meet identified housing need	0-5	++	o	o
	6-10	++	++	o
	11-15+	++	++	++
SA2. To improve the population's health	0-5	+	o	o
	6-10	+	+	o
	11-15+	+	+	+
SA3. To improve the education and skills of the local population	0-5	++	o	o
	6-10	++	++	o
	11-15+	++	++	++
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	o	o
	6-10	~	~	o
	11-15+	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	++	o	o
	6-10	++	++	o
	11-15+	++	++	++
SA6. To maintain and improve cultural, social and leisure provision	0-5	++	o	o
	6-10	++	++	o
	11-15+	++	++	++
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	~	o	o
	6-10	~	~	o
	11-15+	~	~	~
SA8. To reduce the risk of flooding	0-5	~	o	o
	6-10	~	~	o
	11-15+	~	~	~
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	o	o
	6-10	++	++	o
	11-15+	++	++	++
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	+	o	o
	6-10	+	+	o
	11-15+	+	+	+

SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	o	o
	6-10	~	~	o
	11-15+	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	~	o	o
	6-10	~	~	o
	11-15+	~	~	~
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	~	o	o
	6-10	~	~	o
	11-15+	~	~	~
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	++	o	o
	6-10	++	++	o
	11-15+	++	++	++
SA16. To reduce noise pollution	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	+	o	o
	6-10	+	+	o
	11-15+	+	+	+
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	~	o	o
	6-10	~	~	o
	11-15+	~	~	~
SA19. To reduce greenhouse gas emissions	0-5	~	o	o
	6-10	~	~	o
	11-15+	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	o	o
	6-10	~	~	o
	11-15+	~	~	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	+	o	o
	6-10	+	+	o
	11-15+	+	+	+
SA22. To encourage reduced water consumption	0-5	+	o	o
	6-10	+	+	o
	11-15+	+	+	+
SA23. To maintain stable levels of employment in the Borough	0-5	++	o	o
	6-10	++	++	o

	11-15+	++		++		++
SA24. To support inclusive and diverse economic growth	0-5	++		o		o
	6-10	++		++		o
	11-15+	++		++		++
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	+		o		o
	6-10	+		+		o
	11-15+	+		+		+
SA26. To support existing business structure and businesses	0-5	+		o		o
	6-10	+		+		o
	11-15+	+		+		+

#### Princess Royal Barracks 1, Brunswick Road

The development will significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. The SNCI and SSSI present on site are situated in the area where a SANG is provided, and to this extent the development is considered to have a positive impact on biodiversity. However, protected species may exist in the developable area of the site and will therefore require an Ecological Management Strategy to mitigate the impact on biodiversity. As a result, the impact is considered to have a uncertain impact when considering the impacts cumulatively. Due to the onsite provision of community facilities, the proposed development is considered to have a significant positive impact on SA3 and SA5-6 and a minor positive impact on population health. Due to the large increase in impermeable surfaces onsite, the impact of the development on flood risk is uncertain and will depend on the design of the development. The development proposal includes options to increase water supply to the Basingstoke Canal that currently suffers from a shortage, the development is therefore considered to have a positive impact on maintaining and improving the quality of water resources. Although the site is wholly within the countryside beyond the Green Belt, the development proposals include the provision of open space and the impact on SA14 is therefore deemed uncertain. With regard to SA15, the development is considered to have a significant positive impact due to the inclusion of a SANG proposal. Due to the planning application for the site including conditions to prevent an increase in noise pollution, it is not considered that the development will have an impact on noise pollution. With respect to SA17, the impact is considered to be positive, this is because the proposal includes improvements to cycling infrastructure and bus services, despite the increase in traffic associated with large developments. Due to the creation of jobs associated with the community services being provided as part of the proposal, the development is considered to have a significant positive impact on SA23-24. Due to the developments proximity to Deepcut's Local Centre, there is likely to be a minor positive effect on existing businesses and the vitality of the local centre. The conditions placed on the development will ensure that recycling is managed efficiently and encourage reduced water consumption. The impact of the development on SA4 and SA19-20 will depend on the design and implementation of the development. With regard to SA18, the impact is uncertain, with the Grade II listed building the Church of St Barbara being retained.

#### Princess Royal Barracks 2, Brunswick Road

The development will significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. The SNCI and SSSI present on site are situated in the area where a SANG is provided, and to this extent the development is considered to have a positive impact on biodiversity. However, protected species may exist in the developable area of the site and will therefore require an Ecological Management Strategy to mitigate the impact on biodiversity. As a result, the impact is considered to have a uncertain impact when considering the impacts cumulatively. Due to the onsite provision of community facilities, the proposed development is considered to have a significant positive impact on SA3 and SA5-6 and a minor positive impact

on population health. Due to the large increase in impermeable surfaces onsite, the impact of the development on flood risk is uncertain and will depend on the design of the development. The development proposal includes options to increase water supply to the Basingstoke Canal that currently suffers from a shortage, the development is therefore considered to have a positive impact on maintaining and improving the quality of water resources. Although the site is wholly within the countryside beyond the Green Belt, the development proposals include the provision of open space and the impact on SA14 is therefore deemed uncertain. With regard to SA15, the development is considered to have a significant positive impact due to the inclusion of a SANG proposal. Due to the planning application for the site including conditions to prevent an increase in noise pollution, it is not considered that the development will have an impact on noise pollution. With respect to SA17, the impact is considered to be positive, this is because the proposal includes improvements to cycling infrastructure and bus services, despite the increase in traffic associated with large developments. Due to the creation of jobs associated with the community services being provided as part of the proposal, the development is considered to have a significant positive impact on SA23-24. Due to the developments proximity to Deepcut's Local Centre, there is likely to be a minor positive effect on existing businesses and the vitality of the local centre. The conditions placed on the development will ensure that recycling is managed efficiently and encourage reduced water consumption. The impact of the development on SA4 and SA19-20 will depend on the design and implementation of the development. With regard to SA18, the impact is uncertain, with the Grade II listed building the Church of St Barbara being retained. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

#### Princess Royal Barracks 3, Brunswick Road

The development will significantly contribute to meeting the Borough's identified housing need and make best use of PDL and existing buildings. The SNCI and SSSI present on site are situated in the area where a SANG is provided, and to this extent the development is considered to have a positive impact on biodiversity. However, protected species may exist in the developable area of the site and will therefore require an Ecological Management Strategy to mitigate the impact on biodiversity. As a result, the impact is considered to have a uncertain impact when considering the impacts cumulatively. Due to the onsite provision of community facilities, the proposed development is considered to have a significant positive impact on SA3 and SA5-6 and a minor positive impact on population health. Due to the large increase in impermeable surfaces onsite, the impact of the development on flood risk is uncertain and will depend on the design of the development. The development proposal includes options to increase water supply to the Basingstoke Canal that currently suffers from a shortage, the development is therefore considered to have a positive impact on maintaining and improving the quality of water resources. Although the site is wholly within the countryside beyond the Green Belt, the development proposals include the provision of open space and the impact on SA14 is therefore deemed uncertain. With regard to SA15, the development is considered to have a significant positive impact due to the inclusion of a SANG proposal. Due to the planning application for the site including conditions to prevent an increase in noise pollution, it is not considered that the development will have an impact on noise pollution. With respect to SA17, the impact is considered to be positive, this is because the proposal includes improvements to cycling infrastructure and bus services, despite the increase in traffic associated with large developments. Due to the creation of jobs associated with the community services being provided as part of the proposal, the development is considered to have a significant positive impact on SA23-24. Due to the developments proximity to Deepcut's Local Centre, there is likely to be a minor positive effect on existing businesses and the vitality of the local centre. The conditions placed on the development will ensure that recycling is managed efficiently and encourage reduced water consumption. The impact of the development on SA4 and SA19-20 will depend on the design and implementation of the development. With regard to SA18, the impact is uncertain, with the Grade II listed building the Church of St Barbara being retained. The SLAA indicates that the site is not considered available until years 11-15, and therefore has scored no effect in the short or medium term (0-10 years).

## Appraisal of sites in Frimley

SA Objective	Duration (years)	The Absolute Building	Wyvern House	Land at Golf Drive	34 & 36 station Road
SA1. To meet identified housing need	0-5	++	++	+	o
	6-10	++	++	+	+
	11-15+	++	++	+	+
SA2. To improve the population's health	0-5	o	o	~	o
	6-10	o	o	~	o
	11-15+	o	o	~	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	o
	6-10	~	~	~	~
	11-15+	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	--	-	-	o
	6-10	--	-	-	o
	11-15+	--	-	-	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	-	o
	6-10	o	o	-	o
	11-15+	o	o	-	o
SA8. To reduce the risk of flooding	0-5	-	-	o	o
	6-10	-	-	o	-
	11-15+	-	-	o	-
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	++	o	o
	6-10	++	++	o	+
	11-15+	++	++	o	+
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o



SA11. To maintain and improve the quality of water resources	0-5	o		o		o		o
	6-10	o		o		o		o
	11-15+	o		o		o		o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~		~		~		o
	6-10	~		~		~		~
	11-15+	~		~		~		~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o		o		--		o
	6-10	o		o		--		o
	11-15+	o		o		--		o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o		o		-		o
	6-10	o		o		-		o
	11-15+	o		o		-		o
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+		+		+		o
	6-10	+		+		+		+
	11-15+	+		+		+		+
SA16. To reduce noise pollution	0-5	-		o		o		o
	6-10	-		o		o		o
	11-15+	-		o		o		o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	-		~		o		o
	6-10	-		~		o		o
	11-15+	-		~		o		o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o		o		o		o
	6-10	o		o		o		~
	11-15+	o		o		o		~
SA19. To reduce greenhouse gas emissions	0-5	~		~		~		o
	6-10	~		~		~		~
	11-15+	~		~		~		~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~		~		~		o
	6-10	~		~		~		~
	11-15+	~		~		~		~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~		~		~		o
	6-10	~		~		~		~
	11-15+	~		~		~		~
SA22. To encourage reduced water consumption	0-5	~		~		~		o

	6-10	~		~		~		~
	11-15+	~		~		~		~
SA23. To maintain stable levels of employment in the Borough	0-5	--		-		0		0
	6-10	--		-		0		0
	11-15+	--		-		0		0
SA24. To support inclusive and diverse economic growth	0-5	--		-		0		0
	6-10	--		-		0		0
	11-15+	--		-		0		0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0		0		0		0
	6-10	0		0		0		0
	11-15+	0		0		0		0
SA26. To support existing business structure and businesses	0-5	--		-		0		0
	6-10	--		-		0		0
	11-15+	--		-		0		0

#### The Absolute Building, Lyon Way

The proposed development will make best use of PDL and significantly contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. The site is partially located in flood zone 2-3b, and therefore will need to take account of this in its decision to mitigate the impact on flood risk. With respect to SA 19-22, the impact will depend on the design of the building. With regard to noise pollution, the development will require mitigation measures in its design to minimise noise pollution from proximal commercial premises and traffic congestion, with noise levels present being unacceptable for habitable accommodation. Due to the increase of traffic in an area that can become congested, the site is deemed to have a minor negative impact on SA17. Due to the loss of a site previously used for retail B1 offices in a Core Employment Area, the development is considered to have a significant negative effect on SA5, 23, 24 and 26.

#### Wyvern House, 55 Frimley High Street

The proposed development will make best use of PDL and significantly contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building. The site is partially located in flood zone 2 and 3a, and therefore the development will have a minor impact on flood risk. Due to the loss of a site previously used for retail and B1 offices, the development is considered to have a minor negative effect on SA5, 23, 24 and 26. It is expected that the development will provide opportunities to promote travel plans and sustainable modes of transport and therefore the impact on SA17 is uncertain.

#### Land at Golf Drive

The proposed development will contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building. The site is wholly within a green space within settlement

area, and therefore will have a minor impact on enjoyment and enhancement of open space. The development will have a significant negative impact on biodiversity, with the majority of the site being located within and SNCI. This will need to be addressed in the design of development, in addition to landscaping, and ensuring that a low density is achieved.

#### 34 & 36 Station Road

The proposed development will make best use of PDL and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building. The site is partially located in flood zone 2, and therefore the development will have a minor impact on flood risk which will need to be mitigated in the design and layout of the development. With regard to the character of the area, the development will need to remain in keeping with the character of the Station Road area, and therefore the impact on SA18 is deemed uncertain. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

## Appraisal of sites in Frimley Green

SA Objective	Duration (years)	Land West of Sturt Road	214-216 Frimley Green Road	Land at Cheswyks	251 Frimley Green Road
SA1. To meet identified housing need	0-5	++	o	+	o
	6-10	++	+	+	o
	11-15+	++	+	+	+
SA2. To improve the population's health	0-5	o	o	+	o
	6-10	o	o	+	o
	11-15+	o	o	+	o
SA3. To improve the education and skills of the local population	0-5	o	o	+	o
	6-10	o	o	+	o
	11-15+	o	o	+	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	o	~	o
	6-10	~	~	~	o
	11-15+	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	-	o	+	o
	6-10	-	o	+	o
	11-15+	-	o	+	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o	o	-	o
	6-10	o	o	-	o
	11-15+	o	o	-	o
SA8. To reduce the risk of flooding	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	++	o	o	o
	6-10	++	+	o	o
	11-15+	++	+	o	++
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o	o
	6-10	o	o	o	o
	11-15+	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o
	6-10	o	o	o	o

	11-15+	0		0		0		0
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~		0		~		0
	6-10	~		~		~		0
	11-15+	~		~		~		~
SA13. To conserve and enhance the Borough's biodiversity	0-5	0		0		-		0
	6-10	0		0		-		0
	11-15+	0		0		-		0
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	0		0		-		0
	6-10	0		0		-		0
	11-15+	0		0		-		0
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+		0		0		0
	6-10	+		+		0		0
	11-15+	+		+		0		+
SA16. To reduce noise pollution	0-5	0		0		~		0
	6-10	0		0		~		0
	11-15+	0		0		~		0
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~		0		-		0
	6-10	~		0		-		0
	11-15+	~		0		-		0
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	0		0		0		0
	6-10	0		0		0		0
	11-15+	0		0		0		
SA19. To reduce greenhouse gas emissions	0-5	~		0		~		0
	6-10	~		~		~		0
	11-15+	~		~		~		~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~		0		~		0
	6-10	~		~		~		0
	11-15+	~		~		~		~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~		0		~		0
	6-10	~		~		~		0
	11-15+	~		~		~		~
SA22. To encourage reduced water consumption	0-5	~		0		~		0
	6-10	~		~		~		0
	11-15+	~		~		~		~
SA23. To maintain stable levels of employment in the	0-5	-		0		++		0

Borough	6-10	-		o		++		o
	11-15+	-		o		++		o
SA24. To support inclusive and diverse economic growth	0-5	-		o		++		o
	6-10	-		o		++		o
	11-15+	-		o		++		o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o		o		o		o
	6-10	o		o		o		o
	11-15+	o		o		o		o
SA26. To support existing business structure and businesses	0-5	-		o		o		o
	6-10	-		o		o		o
	11-15+	-		o		o		o

#### Land West of Sturt Road

The proposed development will make best use of PDL and significantly contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA 19-22, the impact will depend on the design of the building. The development is considered to have a minor impact on SA5, 23, 24 and 26 because it will result in the loss of employment floor space.

#### 214-216 Frimley Green Road

The proposed development will make best use of PDL and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA 19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### Land at Cheswyks School, Guildford Road

The site is known to have bat and reptile communities present and it is therefore considered that the development will have a minor negative impact upon biodiversity; this will require mitigation through the design of the development. The proposal will have a significant positive impact on SA23-24 through creating employment opportunities, as well as contribute to improving the skills of the local population and improving population health. The site is remote and has no public transport provisions, meaning visitors and employees will be reliant on cars which will increase traffic congestion and possibly impact upon noise pollution. This will be partly mitigated through the developments proposal inclusion of a shuttle bus for employees from nearby urban centres (such as Frimley). The site is located within the country side beyond the Green Belt and will have a minor negative impact on its openness. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. Due to the proposed C2 usage, it is considered to have no likely impact on the protection of the SPA.

#### 251 Frimley Green Road

The proposed development will make best use of PDL and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. With respect to SA19-22, the impact will depend on the design of the building. The SLAA indicates that the site is not consider available until years 11-15 years, and therefore is scored as having no effect in the short or medium term (0-10 years).

## Appraisal of sites in Mytchett

SA Objective	Duration (years)	Land at Water Edge, Mytchett Road
SA1. To meet identified housing need	0-5	o
	6-10	++
	11-15+	++
SA2. To improve the population's health	0-5	o
	6-10	o
	11-15+	o
SA3. To improve the education and skills of the local population	0-5	o
	6-10	o
	11-15+	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	o
	6-10	~
	11-15+	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o
	6-10	~/+
	11-15+	~/+
SA6. To maintain and improve cultural, social and leisure provision	0-5	o
	6-10	o
	11-15+	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	o
	6-10	-
	11-15+	-
SA8. To reduce the risk of flooding	0-5	o
	6-10	-
	11-15+	-
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o
	6-10	o
	11-15+	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o
	6-10	o
	11-15+	o
SA11. To maintain and improve the quality of water	0-5	o



resources	6-10	o
	11-15+	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	o
	6-10	~
	11-15+	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o
	6-10	-
	11-15+	-
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	o
	6-10	-
	11-15+	-
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o
	6-10	++
	11-15+	++
SA16. To reduce noise pollution	0-5	o
	6-10	~
	11-15+	~
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	o
	6-10	~
	11-15+	~
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o
	6-10	o
	11-15+	o
SA19. To reduce greenhouse gas emissions	0-5	o
	6-10	~
	11-15+	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	o
	6-10	~
	11-15+	~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	o
	6-10	~
	11-15+	~
SA22. To encourage reduced water consumption	0-5	o
	6-10	~
	11-15+	~

SA23. To maintain stable levels of employment in the Borough	0-5	o
	6-10	o
	11-15+	o
SA24. To support inclusive and diverse economic growth	0-5	o
	6-10	o
	11-15+	o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o
	6-10	o
	11-15+	o
SA26. To support existing business structure and businesses	0-5	o
	6-10	o
	11-15+	o
<b>Land at Waters Edge, Mytchett Road</b>		
<p>The proposed development will contribute to meeting the Borough's identified housing need. The development will have a negative effect on the Borough's biodiversity, being situated entirely within an SNCI. Due to the provision of an onsite SANG, the impacts on biodiversity will be partly mitigated. The impact of development on noise pollution and traffic congestion is uncertain, due to the sites proximity to a railway line and access onto Mytchett Road. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of on-site SANG provision. With respect SA19-22, the impact will depend on the design of the building, as is the case for minimising opportunities for crime and social exclusion. With respect to flood risk, it is likely that the development will have a minor negative effect with some of the land falling within Flood Zone 2, but it is considered that this can be mitigated by appropriate drainage and SUDS design. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).</p>		

## Appraisal of sites in West End

SA Objective	Duration (years)	Land South of Kings Rd	Land North of Beldam Bridge Rd	Land South of Kings Rd and Rose Meadow	Land South of Fenns Lane	Land East of Benner Lane	Conifers Nursery, Bagshot Rd
SA1. To meet identified housing need	0-5	++	++	++	o	o	o
	6-10	++	++	++	o	++	+
	11-15+	++	++	++	+	++	+
SA2. To improve the population's health	0-5	o	+	o	o	o	o
	6-10	o	+	o	o	o	o
	11-15+	o	+	o	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	-	o
	11-15+	o	o	o	o	-	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	o	o	o
	6-10	~	~	~	o	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	+	+	o	o	o
	6-10	o	+	+	o	o	o
	11-15+	o	+	+	o	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	+	o	o	o	o
	6-10	o	+	o	o	o	o
	11-15+	o	+	o	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	-	-	-	o	o	o
	6-10	-	-	-	o	-	-
	11-15+	-	-	-	-	-	-
SA8. To reduce the risk of flooding	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	~
	11-15+	o	o	o	-	o	~
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	+
	11-15+	o	o	o	+	o	+
SA10. To reduce contamination and	0-5	o	o	o	o	o	o

safeguard soil quality and quantity	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	~	o	o	o
	6-10	~	~	~	o	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	-	-	-	o	o	o
	6-10	-	-	-	o	-	-
	11-15+	-	-	-	-	-	-
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+	++	+	o	o	o
	6-10	+	++	+	o	++	+
	11-15+	+	++	+	~/+	++	+
SA16. To reduce noise pollution	0-5	~	~	~	o	o	o
	6-10	~	~	~	o	~	o
	11-15+	~	~	~	~	~	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~	~	~	o	o	o
	6-10	~	~	~	o	~	o
	11-15+	~	~	~	o	~	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	~	o	o	o
	6-10	~	~	~	o	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	~	o	o	o
	6-10	~	~	~	o	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste	0-5	~	~	~	o	o	o

and maximise re-use and recycling	6-10	~	~	~	0	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water consumption	0-5	~	~	~	0	0	0
	6-10	~	~	~	0	0	~
	11-15+	~	~	~	~	0	~
SA23. To maintain stable levels of employment in the Borough	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	-	~
	11-15+	0	0	0	0	-	~
SA24. To support inclusive and diverse economic growth	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	~
	11-15+	0	0	0	0	0	~
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	~
	11-15+	0	0	0	0	0	~

#### Land South of Kings Road (partial housing reserve site)

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. With regard to SA7 and SA14, the development will have a minor negative impact due to the site being wholly within the countryside beyond the Green Belt. Due to the increase in housing, the impact on noise pollution and traffic congestion is uncertain. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

#### Land North of Beldam Bridge Road

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a significant positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG provision. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. With regard to SA7 and SA14, the development will have a minor negative impact due to the site being wholly within the countryside beyond the Green Belt. Due to the increase in housing, the impact on noise pollution and traffic congestion is uncertain. The proposal included the addition of a play area and SANG and is therefore considered to have a minor positive impact on SA5. Due to the provision of a SANG, the site is considered to have a minor positive impact on SA2 and 6.

Land South of Kings Road and Rose Meadow

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of SANG contributions. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years). With regard to SA7 and SA14, the development will have a minor negative impact due to the site being wholly within the countryside beyond the Green Belt. Due to the increase in housing, the impact on noise pollution and traffic congestion is uncertain. The proposal included the addition of a play area and is therefore considered to have a minor positive impact on SA5.

Land South of Fenns Lane

The development would positively contribute to meeting the Borough's identified housing need. With regard to SA14, the site is entirely situated in the Green Belt and therefore would significantly impact upon its openness. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. However, because the site is partially situated in the SPA 400m buffer and although development is not permitted in this area, the impact has a level of uncertainty. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The development will make best use of the PDL present on the site. Due to the site being partially situated in flood zone 2, it is considered that the development would have a minor negative impact on flood risk, this will need to be addressed in the design of the development. The impact of the proposed development on noise pollution is uncertain. The SLAA indicates that the site is not considered available until years 11-15, and therefore has scored no effect in the short or medium term (0-10 years).

Land East of Benner lane (partial housing reserve site)

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a significant positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of onsite SANG provision. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. Due to the loss of a site used as a school, the development will have a minor impact on SA23, SA3 and SA5. With regard to SA7 and SA14, the development will have a minor negative impact due to the site being wholly within the countryside beyond the Green Belt. The impact upon noise pollution and traffic congestion is uncertain and will depend on how the development is implemented. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5years).

Conifers Nursery, Bagshot Road

The development would positively contribute to meeting the Borough's identified housing need. With regard to SA14, the site is entirely situated in the Green Belt and therefore would significantly impact upon its openness, as well as having a minor negative impact on SA7. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The development will make best use of the PDL present on the site. Due to the site being partially situated in flood zone 2, it is considered that the development would have a minor negative impact on flood risk, this will need to be addressed in the design of the development. The impact of the proposed development on noise pollution is uncertain. The SLAA indicates that the site is not consider available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

SA Objective	Duration (years)	Land North and East of Malthouse Farm	Land West of Fenns Lane	Land at Pankhurst Farm
SA1. To meet identified housing need	0-5	++	o	+
	6-10	++	+	+
	11-15+	++	+	+
SA2. To improve the population's health	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA3. To improve the education and skills of the local population	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	o	~
	6-10	~	~	~
	11-15+	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA6. To maintain and improve cultural, social and leisure provision	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	-	o	-
	6-10	-	-	-
	11-15+	-	-	-
SA8. To reduce the risk of flooding	0-5	o	o	o
	6-10	o	-	o
	11-15+	o	-	o
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA10. To reduce contamination and safeguard soil quality and quantity	0-5	o	o	o
	6-10	o	o	o
	11-15+	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o

	6-10	o		o		o
	11-15+	o		o		o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~		o		~
	6-10	~		~		~
	11-15+	~		~		~
SA13. To conserve and enhance the Borough's biodiversity	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	-		o		--
	6-10	-		--		--
	11-15+	-		--		--
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	+		o		+
	6-10	+		~/+		+
	11-15+	+		~/+		+
SA16. To reduce noise pollution	0-5	~		o		o
	6-10	~		o		o
	11-15+	~		o		o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	~		o		o
	6-10	~		o		o
	11-15+	~		o		o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	-		o		o
	6-10	-		o		o
	11-15+	-		o		o
SA19. To reduce greenhouse gas emissions	0-5	~		o		~
	6-10	~		~		~
	11-15+	~		~		~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~		o		~
	6-10	~		~		~
	11-15+	~		~		~
SA21. To reduce generation of waste and maximise re-use and recycling	0-5	~		o		~
	6-10	~		~		~
	11-15+	~		~		~
SA22. To encourage reduced water consumption	0-5	~		o		~
	6-10	~		~		~
	11-15+	~		~		~



SA23. To maintain stable levels of employment in the Borough	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o
SA24. To support inclusive and diverse economic growth	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o
SA26. To support existing business structure and businesses	0-5	o		o		o
	6-10	o		o		o
	11-15+	o		o		o

#### Land North & East of Malthouse Farm, 70 Benner Lane

The development would significantly contribute to meeting the Borough's identified housing need. It is considered that the development would have a significant positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of onsite SANG provision. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. With regard to SA7 and SA14, the development will have a minor negative impact due to the site being wholly within the countryside beyond the Green Belt. Malthouse farm is a Grade II listed building and it is therefore considered that the development will have a minor negative impact on SA18. The impact on traffic congestion is uncertain due to the traffic generation associated with the proposed development.

#### Land West of Fenns Lane

The development would positively contribute to meeting the Borough's identified housing need. With regard to SA14, the site is entirely situated in the Green Belt and therefore would significantly impact upon its openness, and a minor negative impact on SA7. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. However, the site is partially located in the SPA's 400m buffer and although development is not permitted in this area, the impact of remains uncertain. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. Due to the site being partially situated in flood zone 2, it is considered that the development would have a minor negative impact on flood risk. This will need to be accounted for with suitable SUDS as part of any scheme coming forward. An acoustic report states that the increase traffic on Fairfield and Benner Lane will have a noticeable but not significant impact on road noise, and therefore development of the site is considered to have a minor negative impact on noise pollution. The SLAA indicates that the site is not considered available until years 6-10, and therefore has scored no effect in the short term (0-5 years).

#### Land at Pankhurst Farm

The development will contribute to meeting the Borough's identified housing need. With regard to SA14, the site is entirely situated in the Green Belt and therefore would significantly impact upon its openness, and a minor negative impact on SA7. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development.

## Appraisal of sites in Windlesham

SA Objective	Duration (years)	Orchard Cottage	Windlesham Garden Centre	Windlesham South garage	Land East of Heathpark	Land North of Heathpark (SANG)	Land East of Snows Ride
SA1. To meet identified housing need	0-5	+	+	+	++	++	0
	6-10	+	+	+	++	++	+
	11-15+	+	+	+	++	++	+
SA2. To improve the population's health	0-5	+	0	0	0	+	0
	6-10	+	0	0	0	+	0
	11-15+	+	0	0	0	+	0
SA3. To improve the education and skills of the local population	0-5	+	0	0	0	0	0
	6-10	+	0	0	0	0	0
	11-15+	+	0	0	0	0	0
SA4. To reduce crime, fear of crime and social exclusion	0-5	~	~	~	~	~	0
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA5. To improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities for all sections of the community	0-5	+	~	~	0	0	0
	6-10	+	~	~	0	0	0
	11-15+	+	~	~	0	0	0
SA6. To maintain and improve cultural, social and leisure provision	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA7. To encourage the enjoyment of the countryside, open spaces and local biodiversity	0-5	-	-	0	-	+	0
	6-10	-	-	0	-	+	-
	11-15+	-	-	0	-	+	-
SA8. To reduce the risk of flooding	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA9. To make the best use of previously developed land (PDL) and existing buildings	0-5	0	+	+	0	0	0
	6-10	0	+	+	0	0	0
	11-15+	0	+	+	0	0	0
SA10. To reduce contamination and	0-5	0	0	0	0	0	0

safeguard soil quality and quantity	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA11. To maintain and improve the quality of water resources	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA12. To ensure air quality continues to improve in line with national and/or WHO global targets	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA13. To conserve and enhance the Borough's biodiversity	0-5	~	o	o	-	o	o
	6-10	~	o	o	-	o	o
	11-15+	~	o	o	-	o	o
SA14. To maintain and enhance the quality of countryside, Green Belt and open space areas	0-5	--	--	o	-	+	o
	6-10	--	--	o	-	+	--
	11-15+	--	--	o	-	+	--
SA15. To ensure the protection of the Special Protection Areas (SPAs)	0-5	o	+	+	++	++	o
	6-10	o	+	+	++	++	+
	11-15+	o	+	+	++	++	+
SA16. To reduce noise pollution	0-5	-	+	+	-	o	o
	6-10	-	+	+	-	o	o
	11-15+	-	+	+	-	o	o
SA17. To encourage the use of more sustainable modes of transport (public transport/cycling/ walking) and reduce traffic congestion	0-5	-	~	~	~	o	o
	6-10	-	~	~	~	o	o
	11-15+	-	~	~	~	o	o
SA18. To protect and where appropriate enhance the landscape, buildings, sites and features of archaeological, historical or architectural interest and their settings	0-5	o	o	o	o	o	o
	6-10	o	o	o	o	o	o
	11-15+	o	o	o	o	o	o
SA19. To reduce greenhouse gas emissions	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA20. To increase energy efficiency and increase the use of renewable energy	0-5	~	~	~	~	~	o
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA21. To reduce generation of waste	0-5	~	~	~	~	~	o

and maximise re-use and recycling	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA22. To encourage reduced water consumption	0-5	~	~	~	~	~	0
	6-10	~	~	~	~	~	~
	11-15+	~	~	~	~	~	~
SA23. To maintain stable levels of employment in the Borough	0-5	++	-	-	0	0	0
	6-10	++	-	-	0	0	0
	11-15+	++	-	-	0	0	0
SA24. To support inclusive and diverse economic growth	0-5	++	-	-	0	0	0
	6-10	++	-	-	0	0	0
	11-15+	++	-	-	0	0	0
SA25. To sustain and enhance the viability and vitality of town, district and local centres	0-5	0	0	0	0	0	0
	6-10	0	0	0	0	0	0
	11-15+	0	0	0	0	0	0
SA26. To support existing business structure and businesses	0-5	0	-	-	0	0	0
	6-10	0	-	-	0	0	0
	11-15+	0	-	-	0	0	0

#### Orchard Cottage, Shepherds Lane

With regard to SA5, the development will improve opportunities for access to health, community and employment services. With regard to SA16-17, the officer's report states that the nature of the development would attract a large number of people throughout the day, with a proposed doctor's surgery and C2 care home, resulting in noise and traffic generation that is at odds with the character of the area. Due to the C2 use of the proposed development it is not considered to have any impact on the protection of the SPA. With regard to SA13, it is considered that there will be no impact on biodiversity if mitigation measures and landscaping conditions are adhered to. With regard to SA17, the developments remote location is not served by public transport and is therefore considered unsustainable because it will result on a reliance on car use for employees and visitors. The site will significantly contribute to maintaining stable levels of employment in the Borough, providing employment opportunities due to D1 and C2 use class. The development represents inappropriate development in the Green Belt and would cause significant harm to its openness, whilst having a minor negative impact on SA7. The development is considered to help meet identified housing need, providing homes in the local area which has an aging population. With respect to SA 19-22, the impact will depend on the design of the building. With regard to SA9, the development makes use of the PDL present on a proportion of the site. It is expected that the design of the development will minimise opportunities for crime. With regard to SA12, the development requires an Air Quality Assessment to be submitted.

#### Windlesham Garden Centre, London Road

The proposed development will make best use of PDL land present on site and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime and build opportunities for local biodiversity. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building. With regard to noise pollution, neighbouring dwellings are all likely to experience a reduction in noise from the site given that the existing use

generates more traffic and noise than nine residential dwellings would. Due to the loss of a site previously used for retail, the development is considered to have a minor negative effect on SA23, 24 and 26, whilst the impact on SA5 is uncertain.

#### Windlesham South Garage, London Road

The proposed development will make best use of PDL land and contribute to meeting the Borough's identified housing need. It is expected that the design of the development will minimise opportunities for crime. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. With respect to SA 19-22, the impact will depend on the design of the building. With regard to noise pollution, the development reduce noise from the site given that the existing use generates more traffic and noise than nine residential dwellings would. The site is situated in the green belt and will therefore have a significant negative impact on SA14 and a minor negative impact on SA7.. Due to the loss of a site previously used for retail, the development is considered to have a minor negative effect on SA 23, 24 and 26, whilst the impact on SA5 is uncertain.

#### Housing Reserve Site, East of Heathpark Drive

The development would significantly contribute to meeting the Borough's identified housing need. With regard to SA7 and SA13, the development would have a minor negative effect on biodiversity, impacting upon badger, bird and bat communities. The site is situated in the countryside beyond the Green Belt and will therefore have a minor negative impact on SA7 and SA14. Due to the proposed mitigation measures, the impact is not considered significant. It is considered that the development would have a significant positive effect on ensuring the protection of the SPA because it necessitates mitigation measures in the form of onsite SANG provision. Due to the removal of trees and the sites proximity to the M3, it is deemed to have a minor negative impact on noise pollution. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development.

#### Land North of Housing Reserve Site, Heathpark Drive (SANG)

The development would positively contribute to meeting the Borough's identified housing need through providing SANG provision. With regard to SA7 and SA13, the SANG could provide opportunities for enjoyment of open space and local biodiversity, as well as contributing to improving population health and opportunities for leisure and recreation. Due to the provision of a SANG, the development is considered to have a significant positive impact on SA15. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the SANG.

#### Land East of Snows and Hatton Hill

The development would positively contribute to meeting the Borough's identified housing need. With regard to SA14, the site is entirely situated in the Green Belt and therefore would significantly impact upon its openness and have a minor negative impact on SA7. It is considered that the development would have a minor positive effect on ensuring the protection of the SPA because it necessitates mitigation measures. It is expected that the design of the development will minimise opportunities for crime and social exclusion. With respect to SA16 and SA19-22, the impact will depend on the design of the development. The SLAA indicates that the site is not considered available until years 6-10, and therefore is scored as having no effect in the short term (0-5 years).

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## Local Development Scheme update

**Summary:** Local Authorities have to produce a Local Development Scheme (LDS), which sets out what future planning documents the Council will be producing within a three year period. The Council last published an LDS in 2016. The Housing and Planning Act 2016 sets out a requirement for Local Authorities to have an up to date LDS in place.

Officers are seeking Executive approval on the updated LDS appended at Annex 1 of this report.

### Portfolio - Regulatory

**Date Portfolio Holder signed off report: 16 April 2018**

**Wards Affected:** All

### Recommendation

The Executive is advised to RESOLVE that the Local Development Scheme (LDS) covering the period 2018-2021 be agreed.

#### 1. Resource Implications

- 1.1 There are no resource implications arising beyond those allowed for within the 2018/19 budget.

#### 2. Key Issues

- 2.1 All Local Authorities have to produce an up to date Local Development Scheme (LDS). The LDS sets out what planning documents the Council expects to produce over three year period. The Council's last LDS was produced in 2016. This version is an update to the 2016 LDS to reflect amended timescales for the production of the Local Plan.
- 2.2 The Housing and Planning Act, which came into force in May 2016, requires local authorities to have an up to date LDS. The Secretary of State can intervene to put one an LDS in place where the current one is out of date.
- 2.3 An up to date Local Development Scheme has been produced which sets out the Local Plan documents the Council expects to produce over the next three years.

#### 3. Options

- 3.1 The Executive can AGREE the Local Development Scheme 2018-2021.
- 3.2 The Executive can AGREE the Local Development Scheme 2018-2021 with modifications.

3.3 The Executive can NOT AGREE the Local Development Scheme 2018-2021

#### 4. Proposals

4.1 A copy of the proposed Local Development Scheme 2019-2021 is appended at Annex 1 of this Report.

#### 5. Corporate Objectives And Key Priorities

5.1 Identifying Local Plan documents to be produced will help deliver the Council's objectives of making Surrey Heath a better place where people are happy to live, sustain and promote our local economy and build healthy communities.

#### 6. Policy Framework

6.1 All of the documents identified in the LDS work programme must be in reflect the policy guidance provided by the National Planning Policy Framework.

#### 7. Legal Issues

7.1 None arising at this time.

<b>Annexes</b>	Annex 1 Local Development Scheme 2018-2021
<b>Background Papers</b>	None
<b>Author/Contact Details</b>	Name: Jane Ireland Ext 7213 Jane.ireland@surreyheath.gov.uk
<b>Head of Service</b>	Jenny Rickard

#### Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	
Capital		
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	
Policy Framework		
Legal	✓	
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation	✓	



<b>Resources</b>	<b>Required</b>	<b>Consulted</b>
P R & Marketing		

**Review Date:**

**Version:**

## ANNEX 1



# Local Development Scheme

2018-2021

Great Place • Great Community • Great Future

## Foreword

This document rolls forward the Council's Local Development Scheme (LDS) to identify the Local Development Documents to be produced 2018- 2021.

It explains:

- The new Development Plan Documents the Council intends to produce;
- The subject matter and geographical area for each of the documents;
- The timetable for the preparation and the revisions of each document; and
- How the Council will resource the preparation of the documents.

This document was produced by the:  
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## CONTENTS

1	Introduction	Page 5
2	The Purpose and content of the Local Development Scheme	Page 6
3	The Development Plan for Surrey Heath	Page 6
4	Other relevant planning documents	Page 7
5	Statement of Community Involvement	Page 7
6	Time table for the preparation of the Local Plan	Page 7
7	Statement of Support	Page 10
8	Glossary	Page 13

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## **1. Introduction**

- 1.1 This Local Development Scheme (LDS) sets out Surrey Heath Borough Council's programme for preparing future planning documents. It outlines what documents the Council will be working on and a timetable for the production of these documents.
- 1.2 This Local Development Scheme updates the LDS adopted by Surrey Heath Borough Council in 2016. It takes into account the changes published in the Planning Practice Guidance (PPG) 2014. The PPG indicates a preference for the production of a 'single Local Plan'. This LDS has regard to that guidance.
- 1.3 The Local Plan is accompanied by other planning documents. Although they are not DPD's they are part of the Local Development Framework (LDF). These other planning documents include:
- Supplementary Planning Documents (SPD's)
  - Statement of Community Involvement (SCI)
  - Authorities Monitoring Report (AMR)
- 1.4 Throughout this document a number of abbreviations are used in place of the full terminology. These are set out in a Glossary of Terms which can be found at the back of this document.

## **2. The Purpose and Content of the Local Development Scheme**

- 2.1 The Planning and Compulsory Purchase Act 2004 (as amended) states that Local Planning Authorities must prepare and maintain a scheme to be known as the Local Development Scheme.<sup>1</sup> The scheme is expected to specify which documents are to be development plan documents (DPD's), the geographic areas the DPD's will cover and a timetable for their preparation and review of these documents.<sup>2</sup>
- 2.2 The LDS has 3 main purposes. These are:
- To inform the public and stakeholders of the policy documents that will make up the Local Plan and the timescales in which they can expect these documents to be prepared;
  - To establish and reflect Council priorities and to enable work-programmes to be set for preparation of the documents; and
  - To set a timetable for the review of the documents once they have been prepared.

## **3. The Development Plan for Surrey Heath**

- 3.1 The current spatial strategy for the borough is set out in the Core Strategy and Development Management Policies Development Plan Document 2011-2028 which was adopted in 2012, the Camberley Town Centre Area Action Plan (2014) and Saved Policies from the 2000 Surrey Heath Local Plan.
- 3.2 The Council proposes to produce a new Local Plan to cover the period to 2032. This Local Plan will set out strategic policies on issues such as housing and employment, allocation of sites for development and Development Management policies. This plan will on adoption replace the Council's adopted Core Strategy and Development Management Policies Development Plan Document (2012) and those policies saved from the Surrey Heath Local Plan 2000.

Policies from the adopted Camberley Town Centre Area Action Plan (2014) will be carried forward in the future Local Plan for Surrey Heath.

Surrey Heath currently has three areas designated as Neighbourhood Plan Areas in line with the Localism Act 2011. Any adopted Neighbourhood Plans which are in conformity with the Surrey Heath Local Plan will sit alongside and form part of the Development Plan for Surrey Heath.

Saved Policy NMR6 of the South East Plan which relates to the Thames Basin Heaths will be carried forward in the future Development Plan for Surrey Heath. This policy sets out that new residential development will need to mitigate for the impact of development on the Thames Basin Heaths Special Protection Areas (TBHSPA).

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<sup>1</sup> S15 (1) of the Planning and Compulsory Purchase Act 2004 (as amended)

<sup>2</sup> S15 (2) of the Planning and Compulsory Purchase Act 2004 (as amended)



#### **4. Other relevant planning documents**

4.1 The existing Core Strategy and Development Management Policies DPD, The Camberley Town Centre AAP and the saved policies from the Surrey Heath Local Plan 2000 are supported by a number of Supplementary Planning Documents (SPD). The Borough Council will continue to rely on the following SPD's as a significant material consideration in determining planning applications:

- Deepcut SPD
- Infrastructure Delivery SPD
- Lightwater village Design statement
- Local Heritage Assets SPD
- Thames Basin Heaths SPA Avoidance Strategy SPD
- Camberley Town Centre Masterplan and Public Realm SPD
- Western Urban Area Character SPD
- Yorktown Landscape Strategy SPD
- West End Village Design Statement SPD
- Residential Design Guide SPD

These documents will be carried forward to support the future Local Plan

4.2 The Council will consider preparing further SPD's to support the Local Plan.

4.3 There will also be the requirement to undertake a Sustainability Appraisal incorporating a Strategic Environmental Assessment and a Habitats Regulation Assessment (SA/SEA).

4.4 An annual Authorities Monitoring Report will also be produced. This will include information on how the policies in the Local Plan are being delivered.

#### **5. Statement of Community Involvement**

5.1 The Statement of Community Involvement (SCI) sets out how the Council will consult the local community and other interested parties on developing planning policy for Surrey Heath, and on significant planning applications.

#### **6. The Timetable for the Preparation of the Local Plan**

6.1 **Table 1** sets out the programme for the preparation of the Local Plan the Council intends to prepare to 2021. The accompanying document profile sets out in more detail how this will be achieved.

6.2 Whilst the Adopted Policies Map is a Local Development Document it is not proposed to put in a detailed timetable for its preparation. The Adopted Policies Map will be revised as necessary upon the adoption of the Local Plan.



**Table 1 Summary of programme for the Local Plan 2018 - 2021**

Document Title	Status	Brief Description	Pre – production phase	Issues and Options/ Preferred Options	Pre-submission consultation	Submission to Secretary of State	Examination	Adoption
Surrey Heath Local Plan	DPD	The Local Plan is a Development Plan Document. It sets out the Council's approach to strategic policies, land allocations and detailed policies to help deliver the vision and objectives for the Borough	2016-2018 ongoing	June 2018	June 2019	Sept 2019	Dec 2019	March 2020
Policies Map	LDD	A Policies Map is a Local Development Document and geographically illustrates the land use designations, policies and site Proposals/allocations of a DPD on an Ordnance Survey base map. The Policies Map will be revised upon the adoption of the new Local Plan, as the table below shows.	2016-2018			Sept 2019		March 2020
Sustainability Appraisal/ Strategic Environmental Appraisal/ Habitat Regulations Assessment	Non LDD (for information only)	These documents underpin the Local Plan but are not part of it. They set out sustainability appraisals of the land use proposals & strategies.	2016-2018 ongoing	June 2018		Sept 2019		–

**Document Profile**

**Surrey Heath Local Plan**

**Subject**

The document will set out the Council’s approach to strategic policies, land allocations and detailed policies to help deliver the vision and objectives for the Borough; including;

- Outlining the requirement for new housing/economic land across the borough
- Reviewing boundaries including strategic employment sites
- Strategic housing allocations
- Specific place based policies
- Policies relating to provision of specialist housing
- Local Area policies
- Boundaries of retail centres
- Infrastructure provision
- Green infrastructure including open areas, green corridors and nature conservation

**Coverage Status**

**Borough Wide Development Plan Document (DPD)**

**Timetable**

Pre-production (including Duty to Co-operate)	April 2016 April 2018 (ongoing)
Issues and Options/Preferred Options	June 2018
Pre-Submission Consultation (Regulation 20)	June 2019
Submission to the Secretary of State	Sept 2019
Examination	Dec 2019
Adoption	March 2020

## Arrangements for Production

Lead Department	Planning Policy and Conservation Team
Management arrangements	Executive (subject to call in by Select Committee) and Full Council ( Submission and Adoption Stage only) decision
Internal Resources	Lead Officer: Planning Policy and Support Manager with assistance from the Planning Policy and Conservation and Media and Marketing Teams as required
External Resources	SCC to provide officer support. Consultants to be appointed to assist with viability appraisal and retail updates.
Community and Stakeholder Involvement	Engagement with groups and individuals as appropriate at each stage, relevant specific advice will be sought on realistic and reasonable options. Duty to Co-operate to be ongoing throughout the process to help develop outcomes.

## 7 Statement of Support

7.1 This statement explains how the resources and evidence base will be managed across the preparation of the Local Plan Development Document

### **Background Evidence Base, Strategic Environmental Assessment, Sustainability Appraisal and Habitat Regulations Assessment**

- 7.2 The Local Plan will establish the Council's planning policies. However, in preparing these documents, a range of background work needs to be undertaken or taken account of. This work will form a major part of the evidence base for the Local Plan and will be published in the form of background papers. Most of these will be produced either by, or for, the Council, however it is likely that a number of them will be prepared by or for other organisations.
- 7.3 Each background paper will be produced and made publicly available at the same time as any relevant LDD, which relies on its contents for a justification. Where documents are more than 3 years old the Council will consider whether it should rely on these documents, update them or undertake the work again. It is not the Council's intention to repeat any work on background evidence or issues unless it will be of benefit.
- 7.4 In addition to the background evidence base the Local Plan will be accompanied by a Sustainability Appraisal Report. This will also include a

Strategic Environmental Assessment and a Habitats Regulation Assessment.

## Resources

- 7.5 In-house resources available within the Planning Policy and Conservation Division for preparing local development documents as set out in **Table 2**.
- 7.6 Work is ongoing with neighbouring authorities and other prescribed bodies under Duty to Co-operate. This work will continue through the production of the Local Plan to help ensure robust outcomes.
- 7.7 Anticipated budgetary requirements will be reviewed to meet the needs of the proposed work timetable.
- 7.8 The software needs of the project are continually reviewed and improved provision made to encourage on-line submission of comments.

### Table 2 Staffing Resources

Planning Policy & Support Manager	50%
Planning Policy & Conservation Team Leader	60%
Senior Planning Officer	50%
Planning Officer	50% (25% background studies)
Assistant Planning Officer (post currently vacant)	20% ( 60% on development monitoring)

- 7.9 Information sharing is undertaken through a Planning Working Group for Surrey districts and the County Council.
- 7.10 Consultants will be engaged to undertake specific research projects.

## Programme Management and Responsibilities

- 7.11 The timetable for production of the Local Plan DPD is set out in Table 1. Exact arrangements will be finalised through the year and in consultation with the Planning Inspectorate. Any essential adjustments to the programme will be made as part of the next review of the LDS.
- 7.12 The Local Plan is a key corporate project and along with other key corporate projects is monitored quarterly through the Councils internal performance monitoring systems.

## Council Procedures and Reporting Protocols

- 7.13 Reporting procedures are as set out in **Table 3** below. All decisions of the Executive are subject to call in by Scrutiny Committee. The Local Plan DPD

will be reported to Full Council for approval as Policy Documents of the Council at the Pre-Submission and Adoption stages.

**Table 3 Council Procedures and Reporting Protocols**

<b>Document</b>	<b>Executive</b>	<b>Council</b>
LDS	✓	X
SCI	✓	X
DPD	✓	✓
Background Documents	X	X

### **Risk Assessment**

7.14 Main areas of risk to the proposed programme are considered to be from the following:

- Staff –Whilst there is a high level of expertise within the Policy Team there are some studies that will require the use of consultants. To meet the LDS timetable there will be a need to ensure that issues such as procurement are considered at an early stage in the plan making process. There will be the requirement to project manage work procured to ensure limited slippage in the process.
- Thames Basin Heaths Special Protection Area (SPA) – the Council must ensure that any long term strategy does not have a significant effect on the integrity of the SPA. The need for agreement with third parties and uncertainty over how work on this matter should proceed means that there continues to be a risk of further slippage in the process.
- In many instances the delivery of the long term planning strategy is by other responsible organisations. Delivery may be affected by a range of different factors. The Council will work closely with delivery agencies through the preparation of the Local Plan documents.

### **Monitoring and Review**

7.16 The LDS will be reviewed through the Annual Monitoring Report. The Surrey Heath Annual Monitoring Report (AMR) will be produced to the year ending 31<sup>st</sup> March. The AMR will include:

- Information on the extent to which policies within the Local Plan DPDs are being achieved;
- A recommendation as to whether any DPD needs reviewing.

## Glossary of Terms

Throughout this document a number of abbreviations have been used as follows:

AAP	<b>Area Action Plan.</b> A Development Plan Document Plan for a specific area, such as the Camberley Town Centre AAP.
AMR	<b>Authorities Monitoring Report.</b> An annual report which includes an update of how Local Plan policies are being delivered.
DPD	<b>Development Plan Document.</b> The Town and Country Planning (Local Planning) (England) Regulations 2012 refers to these as the Local Plan. It is the main planning policy document produced by the Council and forms the statutory development plan for the area.
CS&DMP DPD	<b>Core Strategy &amp; Development Management Policies DPD.</b> The Council's current Local Plan and is a Development Plan Document.
LDD	<b>Local Development Document.</b> This is a document or documents prepared by a local planning authority individually or in cooperation with one or more other local planning authorities, which contains statements regarding : (i) the development and use of land which the local planning authority wish to encourage during any specified period; (ii) the allocation of sites for a particular type of development or use.  The Local Plan Development Plan Document is a Local Development Document.
LDF	<b>Local Development Framework.</b>  This is the name given to a portfolio of local planning documents that help guide and manage development. These include Development Plan Documents and Supplementary Planning Documents. The LDF also places a strong emphasis on having a sound and up-to-date evidence base.
LDS	<b>Local Development Scheme.</b> The Local Development Scheme (LDS) sets out Surrey Heath Borough Council's programme for preparing future planning documents. It outlines what documents the Council will be working on and a timetable for the production of these documents.
SA/SEA	<b>Sustainability Appraisal incorporating a Strategic Environmental Assessment.</b>



	<p>A Sustainability Appraisal (SA) is a tool used to appraise planning policy documents in order to promote sustainable development. Social, environmental and economic aspects are all taken into consideration.</p> <p>Sustainability Appraisal (SA) is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act and the 2001/42/EEC European Directive.</p>
SCI	<p><b>Statement of Community Involvement.</b> The Statement of Community Involvement (SCI) sets out the Council's approach for involving the community in the preparation and revision of local development documents and planning applications.</p>
SEA	<p><b>Strategic Environmental Assessment.</b> Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes. In plan making it is usually incorporated into the Sustainability Appraisal document.</p>
SHBC	<p><b>Surrey Heath Borough Council.</b> Surrey Heath Borough Council is the Local Planning Authority.</p>
SPD	<p><b>Supplementary Planning Document</b></p> <p>These are documents that provide further information and additional detail to the policies within the Local Plan.</p>

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## **Appointment of Executive Working Groups**

### **Summary**

To appoint working groups of the Executive, to determine the allocation of seats to these bodies and to endorse the Terms of Reference.

**Portfolio:** Leader

**Date signed off:** 19 April 2018

**Wards Affected:** Not applicable

### **Recommendation**

The Executive is advised to RESOLVE to

- (i) establish Executive Working Groups for the Municipal Year 2018/19 as considered appropriate;
- (ii) determine the number of seats and the allocation of those seats;
- (iii) appoint members and substitute members to the working groups on the nomination of the Group Leaders; and
- (iv) adopt Terms of Reference for each of the Working Groups.

### **1. Resource Implications**

1.1 There are no additional resource implications arising from this report.

### **2. Options**

2.1 The Executive has the options to

- (a) establish and appoint members and substitute members to working groups in 2018/19 or not to establish any;
- (b) endorse the Terms of Reference with or without amendments.

### **3. Proposals**

3.1 As working groups of the Executive there is no legal requirement for these groups to be politically balanced, although in the past they have been so.

3.2 The Leader proposes that the following Working Groups be established for 2018/19

<b>Group</b>	<b>No of Seats</b>
The Camberley Theatre Working Group	7
Camberley Town Centre Working Group	7
Equality Working Group	7
Local Plan Working Group	10

- 3.3 It is not proposed to re-establish the Digital Services Working Group in 2018/19. However, the Camberley Town Centre Working Group's Terms of Reference have been extended to include reviewing the steps required for Camberley Town Centre to become a digital town.
- 3.4 The Executive is asked to agree the establishment of the above Working Groups, the number and allocation of seats and the appointment of substitutes in accordance with Substitution Rules at Part 4 of the Constitution.
- 3.5 The proposed Terms of Reference for the Working Groups are attached at Annex A.
- 3.6 The nominations of the Group Leaders to these working groups will be laid on the table at the meeting if available.

<b>Annexes</b>	<b>Annex A – Terms of Reference of Working Groups</b>
<b>Background Papers</b>	<b>None</b>
<b>Author/Contact Details</b>	<b>Rachel Whillis – Democratic Services Manager</b> <a href="mailto:rachel.whillis@surreyheath.gov.uk">rachel.whillis@surreyheath.gov.uk</a>
<b>Executive Head Of Service</b>	<b>Richard Payne – Executive Head of Corporate</b>

## **The Camberley Theatre Working Group**

### **Terms of Reference**

The Camberley Theatre Working Group is a Working Group of the Executive.

#### Membership

The Group will be politically balanced and will be made up of 7 members comprising 6 members from the Conservative Group and 1 member from the Others Group.

The Chairman of the Working Group will be the Business Portfolio Holder.

#### Overall Aim

- To consider and make recommendations to the Executive in relation to the performance of the Camberley Theatre

#### Key Objectives

- To receive the report of the Venue Manager in relation to the operation of the Theatre.
- To receive reports on the budgets and financial targets of the Theatre
- To review and make recommendations in relation to the charging structure and rates of hire of the Theatre and other fees and charges.
- To consider and make recommendations for special projects relating to the Theatre.

#### Meetings

The Working Group will meet 3 times a year.

## **Camberley Town Centre Working Group**

### **Terms of Reference**

The Camberley Town Centre Working Group is a Working Group of the Executive.

#### Membership

The Group will be politically balanced and will be made up of 7 members comprising 6 members from the Conservative Group and 1 member from the Others Group.

The Chairman of the Working Group will be the Finance Portfolio Holder.

#### Overall Aim

To consider and make recommendations to the Executive on future improvements to the High Street in Camberley Town Centre that promote and support the role of the High Street in any future regeneration proposals.

#### Key Objectives

- To review proposals for initiatives and improvements to the High Street that support its role within the town centre and make recommendations to the Executive accordingly
- To review other opportunities for public realm improvements on the High Street
- To agree a strategy for events and publicity promoting the High Street.
- To consider the actions required for Camberley Town Centre to become a digital town.

#### Meetings

The Working Group will meet as and when needed.

## **Equality Working Group**

### **Terms of Reference**

The Equality Working Group is a Working Group of the Executive

#### Membership

The Group will be politically balanced and will be made up of 7 members comprising 6 members from the Conservative Group and 1 member from the Others Group.

The Chairman of the Working Group will be the Corporate Portfolio Holder.

#### Overall Aim

To demonstrate high level commitment to equality and diversity including employment within the Council and services provided to the whole community.

#### Key Objectives

- To monitor the progress made in embedding Equality and Diversity within the Council and reaching the 'Achieving' Level of the Equality Framework for Local Government.
- To make recommendations to the Executive to move the equality and diversity process forward where necessary.

#### Meetings

The Working Group will meet three times a year or when needed.

## **Local Plan Working Group**

### **Terms of Reference**

The Local Plan Working Group is a Working Group of the Executive.

#### Membership

The Group will be politically balanced and will be made up of 10 members comprising 8 members from the Conservative Group and 2 non-Conservative Group members.

The Chairman of the Working Group will be the Regulatory Portfolio Holder.

#### Overall Aim

- To consider and make recommendations to the Executive, and the Council, in relation to the Local Development Scheme and other documents with a view to the adoption of the *Surrey Heath Local Plan*.

#### Key Objectives

- To keep under review the timetable for the preparation of documents, as set out in the Local Development Scheme.
- To consider background evidence studies and their implications for policies.
- To consider the approach to consultation, the responses received to key documents and the implications for policies.
- To progress a review of the Community Infrastructure Levy should this be required as a result of the Local Plan Review
- To consider main development site opportunities and more detailed site specific guidance in the form of Supplementary Planning Documents.
- To consider other Local Development Documents and Supplementary Planning Documents as required.

#### Meetings

The Working Group will meet as required.



## **Appointments to Surrey Leaders' Group Outside Bodies**

### **Summary**

The Executive is asked to consider making nominations to Surrey Leaders' Group outside bodies.

**Portfolio:** Leader

**Date Portfolio Holder signed off report:** 19 April 2018

**Wards Affected:** All

### **Recommendation**

The Executive is advised to make any nominations to the Surrey Leaders' Group Outside Bodies, as listed at Annex A, as considered appropriate.

#### **1. Resource Implications**

- 1.1 Under the Members' Allowance Scheme Members are entitled to claim travelling expenses to meetings of outside bodies for journeys in excess of 3 miles. The only expense relating to these appointments is the payment of travelling allowances which can be met by the existing budget.

#### **2. Key Issues**

- 2.1 Every year, the Council is asked to nominate and make appointments to a number of outside bodies.
- 2.2 The Council has also been invited by the Surrey Leaders Group, which consists of the eleven districts councils in Surrey and Surrey County Council, to nominate representatives to serve on various outside bodies. The Surrey Leaders Group has advised that there will be seven positions to be filled for 2018/19, as shown at Annex A.
- 2.3 Nominations are required by 25 May 2018. A nomination application is attached at Annex B.

#### **3. Options**

- 3.1 To make nominations to the Surrey Leaders Group for the bodies as set out at Annex A or not to make some or any of the nominations.

#### **4. Proposals**

- 4.1 The Executive is asked to make nominations to Surrey Leaders' Group for the bodies as set out at Annex A.

#### **5. Local Government Act 1972 - Approved Duties**

- 5.1 The outside bodies referred to at Annex A meet the requirements of the Council's Members Allowances Scheme in respect of approved duties for the payment of travelling expenses.

<b>Annexes</b>	Annex A – list of outside bodies Annex B – nomination form
<b>Background Papers</b>	None
<b>Author/Contact Details</b>	Rachel Whillis – Democratic Services Manager <a href="mailto:rachel.whillis@surreyheath.gov.uk">rachel.whillis@surreyheath.gov.uk</a>
<b>Executive Head of Service</b>	Richard Payne - Executive Head of Corporate

### Consultations, Implications and Issues Addressed

<b>Resources</b>	<b>Required</b>	<b>Consulted</b>
Revenue	✓	✓
Capital		
Human Resources		
Asset Management		
IT		
<b>Other Issues</b>	<b>Required</b>	<b>Consulted</b>
Corporate Objectives & Key Priorities		
Policy Framework		
Legal		
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation		
P R & Marketing		

## Nominations to the Surrey Leaders' Group Outside Bodies

### High Sheriff's Award

<b>Body</b>	<b>Duration</b>	<b>Retiring Representative(s)</b>	<b>Number of appointments available</b>
High Sheriff's Award	3 years	Cllr Cheyne, Elmbridge	1

Seeks to encourage projects which involve young people in preventing youth crime. The Panel determines the awards made to various projects.

Meets: 4 times per year plus: 1 evening awards ceremony held in Leatherhead.

Time: working lunches

Venue: Various venues around the County.

### SCC Pension Fund Board

<b>Body</b>	<b>Duration</b>	<b>Retiring Representative(s)</b>	<b>Number of appointments available</b>
SCC Pension Fund Board	3 years	Cllr Stanyard, Mole Valley	2

The Board oversees the management of the Surrey County Council Pension Fund. It is a committee of Surrey County Council.

Meets: 4 times per year

Time: Daytime

Venue: County Hall

### South East Reserve Forces' & Cadets' Association

<b>Body</b>	<b>Duration</b>	<b>Retiring Representative(s)</b>	<b>Number of appointments available</b>
South East Reserve Forces' & Cadets' Association	3 years	Cllr Elms, Guildford	1

Deals with the operation requirements of all reserve forces in Surrey. The role of the representative on the County Committee is to provide a point of communication between the Borough and District Councils and their communities and to advise on local matters. The representative has the right to attend meetings and will receive papers. The representative is entitled to speak at meetings.

Meets: Twice a year. June and October/November,  
Time: Evening  
Venue: Territorial Army Centre, Redhill

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### Active Surrey Sports Partner Forum

Body	Duration	Retiring Representative(s)	Number of appointments available
Active Surrey Sports Partner Forum	3 years	Cllr Jennings-Evans, Surrey Heath	1

**NOTE: Forum Constitution does not allow term of more than 2 x 3 year**

### Active Surrey

Active Surrey is the brand name of Surrey's County Sports Partnership (CSP), a network of groups and organisations from the local government, education, business, sport, health and voluntary sectors. These partners and stakeholders are committed to working together to deliver the aims of the Surrey Physical Activity Strategy which will achieve the vision of being the most active county in England by 2020.

### Active Surrey Partner Forum

The Active Surrey Partner Forum is an important stakeholder representative group, set up to advise on operational activities. Members have been nominated by groups of key, sector-lead organisations to represent stakeholders' views, support the Thematic Working Groups and feedback information and actions through their networks and upwards to the Active Surrey Board.

Meets: Minimum twice a year plus attendance at events.

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### Surrey Civilian Military Partnership Board

Body	Duration	Retiring	Number of
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		<b>Representative(s)</b>	<b>appointments available</b>
Surrey Civilian Military Partnership Board	3 years	Cllr Kingsbury, Woking; Cllr Michael, Mole Valley	2

This body relates to the Community Covenant for Surrey, a voluntary statement of mutual support between the local civilian community and its local armed forces community. It reviews the work of the signatories of the Surrey Community Covenant and oversees and takes responsibility for the administering of Ministry of Defence Community Grants.

One representative will be asked to sit on the main Surrey Civilian Military Partnership Board and the other will be asked to sit on the Community Integration Task Group which has the remit to support and advocate on behalf of the armed forces community in establishing strong links with the county's agencies and partners.

Meets: Minimum twice a year

Time: TBC

Venue: TBC

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## Nominations to outside bodies on behalf of Boroughs/Districts

Name of outside body to which nomination is being proposed	
<b>Section 1 – Details of nominee</b>	
Name	
Authority	
Date elected to Borough/District Council	
Date elected to County Council (if applicable)	
Political affiliation	
Address	
Phone number	
Email	
<b>Section 2 – Detail of nomination</b>	
Please confirm that this nomination has been confirmed by the council or its appropriate committee (including the date of the meeting)	

### Section 3 – Background and experience

Please give details of any relevant background or experience

Please explain your interest in this position and why you would be suited to fill it (continue on a separate sheet if necessary)

Please use this space to provide any other information you wish to have considered



## **Appointment of Members to Outside Bodies 2018/19**

### **Summary**

To make appointments to outside bodies for the 2018/19 municipal year.

**Portfolio:** Leader

**Date Portfolio Holder signed off report:** 19 April 2018

**Wards Affected:** All

### **Recommendation**

The Executive is advised to RESOLVE

- (i) to make appointments to the outside bodies listed at Annex A; and
- (ii) that attendance by the appointed members at meetings of the bodies listed at Annex A be regarded as approved duties in accordance with the Members Allowances Scheme.

## **1. Resource Implications**

- 1.1 Under the Members' Allowance Scheme Members are entitled to claim travelling expenses to meetings of outside bodies for journeys in excess of 3 miles. The only expense relating to these appointments is the payment of travelling allowances which can be met within existing budgets.

## **2. Key Issues**

- 2.1 Every year, the Council is asked to nominate and make appointments to a number of outside bodies.
- 2.2 The Council wishes to monitor the activities of these organisations through the Council's representatives during the year in order for it to judge whether it is appropriate, given the Council's corporate priorities and the many calls on councillors' time, to make appointments to certain outside bodies.
- 2.3 Councillors who are appointed to represent the Council on an outside body for the 2018/19 municipal year will be requested to keep the relevant portfolio holder apprised of the activities of that organisation.
- 2.4 A brief description of the purpose of each of the organisations, and the role of a Member appointed to that organisation, is available on the Council's website.

- 2.5 It is Council policy not to appoint representatives to outside bodies where no councillor has expressed an interest in being appointed or where the activities of the organisation concerned are not a priority for the Council.
- 2.6 The Council will cease to be a member of South East Employers in November 2018 and it is therefore proposed not to appoint representatives for the remainder of the Council's membership.
- 2.7 The two outgoing trustees of Miss AE Gomms Trust have expressed an interest in being re-appointed as trustees.
- 2.8 The list of Outside Bodies and proposed appointments is attached at Annex A. Nominations to the Outside Bodies will be laid on the table at the meeting.

### **3. Options**

- 3.1 The Executive has the option to make appointments to the outside bodies set out at Annex A or not make to some or any of the appointments.

### **4. Proposals**

- 4.1 The Executive is asked to appoint representatives to the bodies set out at Annex A.

### **5. Local Government Act 1972 - Approved Duties**

- 5.1 The outside bodies referred to at Annex A meet the requirements of the Council's Members Allowances Scheme in respect of an approved duties for the payment of travelling expenses.

<b>Annexes</b>	Annex A – list of outside bodies for 2018/19 and current representatives.
<b>Background Papers</b>	None
<b>Author/Contact Details</b>	Rachel Whillis – Democratic Services Manager <a href="mailto:rachel.whillis@surreyheath.gov.uk">rachel.whillis@surreyheath.gov.uk</a>
<b>Executive Head of Service</b>	Richard Payne - Executive Head - Corporate

### Appointment of Representatives to serve on Outside Bodies

<u>Organisation</u>	<u>Number of Representatives</u>	<u>Current representative 2017/18</u>
<b>Basingstoke Canal Joint Management Committee</b>	One plus one sub	<i>Cllr David Lewis</i>
<b>Blackwater Valley Advisory Committee for Public Transport</b>	Two plus two subs	<i>Cllr Paul Innicki Cllr Valerie White Cllr Chris Pitt (sub) Vacancy (sub)</i>
<b>Blackwater Valley Countryside Partnership</b>	Two	<i>Cllr Chris Pitt Cllr David Lewis</i>
<b>Briars Centre Management Committee</b>	One	<i>Cllr John Winterton</i>
<b>Camberley Town Football Club – Observer</b>	One	<i>Cllr Valerie White</i>
<b>Chobham Common Liaison Group</b>	Two	<i>Cllr Pat Tedder Cllr Victoria Wheeler</i>
<b>Citizens Advice Bureau Management Committee</b>	One every two years	<i>Cllr Robin Perry</i>
<b>Collectively Camberley Ltd</b>	One	<i>Cllr Richard Brooks</i>
<b>Community Noise Forum</b>	Two	<i>Cllr Rebecca Jennings-Evans Cllr Conrad Sturt</i>
<b>Deepcut Village Association</b>	One	<i>Cllr Paul Deach</i>
<b>Fairoaks Airport Consultative Committee</b>	One	<i>Cllr Victoria Wheeler</i>
<b>Farnborough Aerodrome Consultative Committee</b>	One plus one sub	<i>Cllr Josephine Hawkins Cllr Chris Pitt (Sub)</i>
<b>Frimley Community Centre Management Committee</b>	One	<i>Cllr Bruce Mansell</i>
<b>Frimley Fuel Allotments Charity(4 year appointments)</b>	Four Trustees  No vacancies this year.	<i>Cllr Paul Innicki (to 2019) Cllr Bruce Mansell (to 2019) Cllr Robin Perry (to 2019) Cllr Joanne Potter (to 2019)</i>
<b>Heatherside Community Centre Council</b>	One plus one sub	<i>Cllr Paul Innicki Cllr Jonathan Lytle (sub)</i>
<b>Heathrow Airport Consultative Committee</b>	One plus one sub	<i>Cllr Charlotte Morley Cllr Robin Perry (Sub)</i>

<b>Henry Smith Charity (4 year appointments)</b>	Three Trustees  No vacancies this year	<i>Cllr Chris Pitt (to 2019)</i> <i>Cllr Bruce Mansell(to 2020)</i> <i>Cllr Ian Sams (to 2020)</i>
<b>Joint Waste Collection Services Committee</b>	Community Portfolio Holder plus sub (member of the Executive)	<i>Cllr Mrs Vivienne Chapman</i> <i>Cllr Josephine Hawkins (sub)</i>
<b>Local Government Association - General Assembly</b>	One plus one sub	<i>Leader of the Council – Cllr Moira Gibson</i> <i>Cllr Richard Brooks (sub)</i>
<b>Miss Gomms Trust (4 year appointments)</b>	Six Trustees  Two vacancies this year	<i>Martin Goodway (to 2018)</i> <i>Cllr Chris Pitt (to 2020)</i> <i>Cllr Joanne Potter (to 2020)</i> <i>Rev Russell (to 2020)</i> <i>Cllr Pat Tedder (to 2018)</i> <i>Cllr Nick Chambers (to 2019)</i>
<b>Mytchett Community Association General Committee</b>	One plus one sub	<i>Cllr Craig Fennell</i> <i>Cllr Joanne Potter (sub)</i>
<b>Parking and Traffic Regulation outside London Adjudication Joint Committee (4 year appointments)</b>	One plus one sub – no vacancies this year	<i>Cllr Craig Fennell (to 2019)</i> <i>Cllr Paul Deach (sub)(to 2019)</i>
<b>RELATE North East Hants and Borders</b>	One	<i>Cllr Katia Malcaus Cooper</i>
<b>South East Employers (to November 2018)</b>	One plus one sub	<i>Cllr Chris Pitt</i> <i>Cllr Robin Perry (Sub)</i>
<b>South East England Councils</b>	One plus one sub	<i>Leader of the Council -Cllr Moira Gibson</i> <i>Cllr Richard Brooks (sub)</i>
<b>Surrey County Playing Fields Association</b>	One	<i>Cllr Victoria Wheeler</i>
<b>Surrey Energy and Sustainability Partnership</b>	Executive Appointment	<i>No representative as in abeyance</i>
<b>Surrey Heath Age Concern</b>	One	<i>Cllr Ruth Hutchinson</i>

<b>Surrey Heath Arts Council</b>	Three	<i>Cllr Edward Hawkins Cllr Ian Cullen Cllr Ian Sams Cllr John Winterton (Sub)</i>
<b>Surrey Heath Duke of Edinburgh Award Forum</b>	One	<i>Cllr Jonathan Lytle</i>
<b>Surrey Heath Local Area Committee</b>	Six plus two subs	<i>Cllr Vivienne Chapman Cllr Josephine Hawkins Cllr Paul Ilnicki Cllr Rebecca Jennings-Evans Cllr Pat Tedder Cllr Valerie White Cllr Jonathan Lytle (sub) Cllr John Winterton (sub)</i>
<b>Surrey Heath Partnership</b>	Two	<i>Leader of the Council – Cllr Moira Gibson Cllr Vivienne Chapman (Portfolio Holder)</i>
<b>Surrey Heath Sports Council</b>	Four	<i>Cllr Craig Fennell (Portfolio Holder) Cllr Charlotte Morley Cllr Max Nelson Cllr Victoria Wheeler</i>
<b>Surrey Heath Youth Focus</b>	Two	<i>Cllr Paul Deach Cllr Ruth Hutchinson</i>
<b>Surrey Leaders Group</b>	Leader of the Council	<i>Cllr Moira Gibson</i>
<b>Surrey Waste Partnership</b>	Community Portfolio Holder	<i>Cllr Mrs Vivienne Chapman</i>
<b>Voluntary Support North Surrey</b>	One plus one sub	<i>Cllr Paul Deach Cllr Josephine Hawkins (Sub)</i>

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**EXCLUSION OF PRESS AND PUBLIC**

**RECOMMENDATION**

The Executive is advised to RESOLVE that, under Section 100A(4) of the Local Government Act 1972 (as amended) and Regulation 5 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, the public be excluded from the meeting for the following items of business on the ground that they involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Act, as set out below:

<u>Item</u>	<u>Paragraph(s)</u>
11	3
12	3

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