## APPENDIX 11: SUSTAINABILITY APPRAISAL TABLES – SITE ALLOCATIONS DPD



## Sustainability Appraisal for Draft Site Allocations DPD – Sites Currently Within the Urban Area

## Byfleet & West Byfleet Ward Site Appraisals

Scoring System:

++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	Very negative impact	I Effect depends on	? Uncertain	
	-				how allocation		
					implemented		

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	d healthy o	communit	ies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 87 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and	Would the development of the site / policy option:	Targets: increased life expectancy and proportion	+	+	+	Development would bring about positive impact on health and wellbeing via providing decent homes.

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U.64 nectare site to wellbeing of the population and reduce inequalities in health	<ul> <li>r residential including Affordable Hous</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> <i>and Performance Plan</i> 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				The site is adjacent to an urban open space and approximately 5-10 minutes from public open space and Cricket Club.
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Comments: Site located within Flood Zone 1, where development is recommended to take place. Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. Development would have a neutral impact on this objective. Optimising/mitigating measures: Flood Risk Assessment required given pluvial flooding (subject to the findings of the forthcoming Preliminary Surface Water Management Plan).

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4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Local Centre</li> <li>10-20 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>26-30 minutes walk to a secondary school</li> <li>21-25 minutes walk to a GP</li> <li>The site is within the Local Centre and within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced.</li> </ul>

						The development would help to support existing services and facilities in the community.
Environmental objectiv	es: protecting and enhancing our natural, built	t and historic environment		l.		
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the	+	+	+	Comments: Site is an existing brownfield site. Currently in employment use where redevelopment would come forward only if the existing use is no longer required for its current purpose in the future. Optimising/mitigating measures: The site has an established employment use. The loss would need to be justified.
		target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	0	0	Redevelopment of the site may result in increased vehicle movement and consequent emissions. However the site is in operational use at the moment therefore the likely impact in addition to the existing use is unknown. The site is also within the Local Centre, therefore accessibility is good. The location promotes sustainable modes of transport: good access to rail services and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures:

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8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25	-	-	-	The site is adjacent to a locally listed building and adjacent to a Conservation Area. The current appearance of the site is not particularly special and redevelopment may enhance the visual amenity of the site and adjoining area. The site contains trees protected by tree preservation orders, redevelopment of the site may have a negative impact or result in the loss of trees with ecological or amenity value, this will not be acceptable. Optimising/mitigating measures: Design of development to have regard to this sensitive location. Tree survey to be submitted with proposals to demonstrate there would be no negative impact.

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0.64 hectare site for	r residential including Affordable Hous	Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Without prior assessment.Targets: decrease in carbon emissions and increase energy from renewable sources.Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22.Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22.Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes depending on the siting and quantity of development. This will be determined on a case by case basis.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the	Would the development of the site / policy	Targets: increase use of	0	+	+	Planning policy requirements will allow for the development

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impact of consumption of resources by using sustainably produced and local products	<ul> <li>option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate;	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable

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0.04 nectare site for	r residential including Affordable Hous	consumption of water remains high.				wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	The site is within Byfleet Local Centre and so accessibility by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average. Accessibility to local primary schools is excellent. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
16. Maintain high and	Would the development of the site / policy	economy Targets: increase	_	-	1 -	Redevelopment of the site would result in the loss of
stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> </ul>	employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy	-			employment use.

	ensure the timely provision of infrastructure?	(2012)				
	<ul> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's				
7. Provide a range of commercial levelopment opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, listrict, local and leighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and	-	-	-	Redevelopment of the site would result in the loss of employment use.

	B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).
	Overall Conclusions
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing. The site is within Floodzone 1, where development should directed. Although pluvial flooding may need further investigation The site is within the Local Centre and is therefore well placed in terms of services and facilities
Summary of Environmental Impacts & Issues	Efficient use of brownfield land, although established employment use of the site would need to be justified Local Centre location promotes use of sustainable modes of travel. Trees on the site are protected by Tree Preservation Orders. Redevelopment of the site may have negative impact. Site is located adjacent to Locally Listed Building and Conservation Area, potential for redevelopment to improve the visual appearance of the area
Summary of conomic Impacts & Issues	Redevelopment of the site would result in the loss of employment land
<ul> <li>Affordable hou</li> <li>Provide a mix</li> <li>Flood Risk As</li> <li>Design of the</li> <li>Design of dev</li> <li>Transport Ass</li> <li>The site has a</li> <li>Trees with TP</li> <li>Remediation of</li> <li>Design of the</li> <li>Design of dev and adapt to t</li> <li>Design of dev</li> </ul>	/mitigating measures: using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) sessment required given pluvial flooding (subject to the findings of the forthcoming Preliminary Surface Water Management Plan) scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance elopment to have regard to its sensitive location adjacent to a locally listed building and Conservation Area essment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use n established employment use. The loss of which would need to be justified Os adjacent to the site. A Tree survey to be submitted with proposals to demonstrate there would be no negative impact on the trees of land, if required development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features elopment to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy he impacts of climate change elopment should facilitate the reduction of waste and the recycling and composting of the waste produced development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 37dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development would bring about positive impact on health and wellbeing via providing decent homes. The site is adjacent to a urban open space and approximately 5-10 minutes from public open space and Cricket Club.

3. Reduce       Would the development of the site / policy       Trends: 86.3% of people description       0       0       Site located within Flood Zone 1, where development is recent years.         3. Reduce       Would the development of the site / policy       Option: No development is recent years.       0       0       Site located within Flood Zone 1, where development is recent years.         9. Ublic well-being in the development of the site / policy       • exercise activities has significantly increased in recent years.       0       0       Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.         9. Ublic well-being in the and to adjacent development?       • work to development?       0       0       Findade Site in terms of this objective.         • resolve an existing drainage problem?       • resolve an existing drainage problem?       • Findade Site in carcent takes wereally in organized process, an overall in proposal within or adjacent to areas at fisk of surface wereally in the required to areas at fisk of surface wereally in the required for development?       • Pood Risk Assessment will be required for development?         • resolve an existing drainage problem?       • resolve an existing drainage problem?       • Design of the development would have to take into		r residential including Affordable Hou open space for informal and/or formal					
B. Reduce ulnerability to looding and harm rom flooding on bubic well-being, the environment       Would the development of the site / policy option:       Trends: No development has been/is permitted in the floodplain against the advice of the Environment       0       0       0       0       0         8. Reduce ulnerability to looding and harm rom flooding on bubic well-being, the environment       • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?       • Trends: No development has been/is permitted in the floodplain against the advice of the Environment       0       0       0       0       0       0         • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?       • reduce flood risk to the development?       • avoid an adverse impact on flood zones 3a and 3b?       • resolve an existing drainage problem?       • resolve an existing drainage problem?			describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has				
	vulnerability to flooding and harm from flooding on public well-being, the economy and the	<ul> <li>option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment	0	0	0	<ul> <li>recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and fou water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water</li> </ul> </li> </ul>

crime and social	or residential including Affordable Hou option:	deprivation, crime, anti-				location as being slightly above average in terms of overall
exclusion	<ul> <li>address issues of deprivation?</li> </ul>	social behaviour and				deprivation.
excitation of the	help improve social inclusion?	number of benefit				
	<ul> <li>support safe communities by reducing</li> </ul>	claimants.				Development will have neutral impacts on this objective.
	crime levels?	Source: Woking Service &				However, careful design of the scheme could reduce the feat
	<ul> <li>help reduce the fear of crime?</li> </ul>	Performance Plan 2013-				of crime.
	ensure the timely provision of	14				
	infrastructure to support communities?					Optimising/mitigating measures:
		Trends: Number of people				Design of the scheme to seek to design out crime
		claiming Job Seekers				and reduce the fear of crime. For example,
		Allowance decreased				designing in natural surveillance
		between 2010-2014. Total number of people				
		claiming benefits lower				
		than regional and national				
		average, but at ward level				
		proportion of adults on key				
		out-of-work benefits can				
		be high i.e. isolated areas				
		experiencing increased				
		deprivation. Total				
		incidences of crime dropping, but robberies				
		and vehicle interference				
		have increased. Increase				
		in percentage of people				
		who believe the Police				
		and Council are dealing				
		with anti-social behaviour				
		and crime.		-		
5. To improve	Would the development of the site / policy	Targets: improve	+	+	+	The site is located within:
accessibility to all services and facilities	<ul><li>option:</li><li>provide local community services (e.g.</li></ul>	accessibility to all services and facilities. <i>Source:</i>				Duffeet Least Centre
	education, health, leisure and	Core Strategy Policy				Byfleet Local Centre
	recreation)?	CS18				10-20 minutes to nearest railway station
	• improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?					<ul> <li>6-10 minutes walk to a primary school</li> </ul>
		Trends: increased				<ul> <li>26-30 minutes walk to a secondary school</li> </ul>
		accessibility to local				<ul> <li>21-25 minutes walk to a GP</li> </ul>
		services by public				
	<ul> <li>help support existing community</li> </ul>	transport over last three				The site is within the Local Centre and within reasonable
	facilities?	years.				walking distance of key services and facilities therein. The
	<ul> <li>help support the provision of religious cultural uses?</li> </ul>					needs to travel to access services and facilities will be reduced.
						The development would help to support existing services an

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						facilities in the community.
	Environmental object	tives: protecting and enhancin	g our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.	+	+	+	Comments: Site is an existing brownfield site. Currently in employment use where redevelopment would come forward only if the existing use is no longer required for its current purpose in the future. Optimising/mitigating measures: The site has an established employment use. The loss would need to be justified.
7 Minimine dia liakt		Trends: since 2010, the target is being met and exceeded.			0	
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	0	0	Redevelopment of the site may result in increased vehicle movement and consequent emissions. However the site is in operational use at the moment therefore the likely impact in addition to the existing use is unknown. The site is also within the Local Centre, therefore accessibility is good. The location promotes sustainable modes of transport: good access to rail services and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures:
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss	0	0	0	Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant or detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use.

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	contamination?	of agricultural land; increase in number of sites with potential land contamination.				Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas	-	-		<ul> <li>The site is adjacent to a locally listed building and adjacent to a Conservation Area. The current appearance of the site is not particularly special and redevelopment may enhance the visual amenity of the site and adjoining area.</li> <li>The site is adjacent to trees protected by tree preservation orders, redevelopment of the site may have a negative impact or result in the loss of trees with ecological or amenity value, this will not be acceptable.</li> <li>Optimising/mitigating measures: Design of development to have regard to this sensitive location.</li> <li>Tree survey to be submitted with proposals to demonstrate there would be no negative impact.</li> </ul>

		required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i>	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and

	<ul> <li>r residential including Affordable Hou</li> <li>support lifestyles compatible with the</li> </ul>	Trends: increase in use				guidance and its implementation within new developments.
	objectives of sustainability?	and demand of allotment				
	<ul> <li>provide land for allotments?</li> </ul>	plots; increase in				
		sustainably constructed				
		dwellings (Code Level 4				
		incorporates use of locally				
		produced minerals and aggregates).				
13. Reduce waste	Would the development of the site / policy	Targets: decrease amount	-	0	0	The Council has effective measures, policies and guidance in
generation and	option:	of waste produced per		Ũ	, C	place to reduce the amount of household and trade waste
disposal and achieve	• support a reduction in the generation of	capita; increase				that is generated from both existing and new development.
sustainable	waste?	percentage of				The negative short term score reflects that all new
management of	<ul> <li>minimise waste in the construction</li> </ul>	recycled/composted				development will result in a net increase in the amount of
waste	process?	waste. Source: Surrey				waste that is produced within the borough. However through
		Waste Plan 2008, Woking Infrastructure Delivery				the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is
		Plan 2011.				reflected in the neutral score.
		Trends: increase in				Optimising/mitigating measures:
		recycling and composting;				Design of development should facilitate the reduction of
		decrease in waste going to landfill.				waste and the recycling and composting of the waste produced
14. Maintain and	Would the development of the site / policy	Targets: achieve at least	0	0	0	Planning policy requirements should ensure the development
improve water quality	option:	'good' status in all water	0	U	0	is water efficient by achieving Level 4 of the Code for
of the region's rivers	support the improvement of water	bodies by 2015. Source:				Sustainable Homes.
and groundwater,	quality?	Water Framework				
and manage water	<ul> <li>support the efficient use of water</li> </ul>	Directive.				The Environment Agency has confirmed that there are no
resources	resources?	Decrease consumption of				Groundwater Source Protection Zones within the Borough,
sustainably	• operate within the existing capacities for	water to				and the site is not located near the Borough boundary (and
	water supply and wastewater	105litres/person/day in homes. Source: Core				any development is therefore unlikely to affect zones within
	treatment?	Strategy Policy CS22.				neighbouring boroughs).
	prevent water resource pollution?	Strategy roncy 0022.				Optimising/mitigating measures:
	<ul> <li>facilitate water quality to be achieved through remediation?</li> </ul>	Trends: river quality in the				Design of the development would have to provide suitable
	<ul> <li>provide adequate wastewater and</li> </ul>	Borough remains				wastewater and sewerage infrastructure
	sewerage infrastructure?	poor/moderate;				
		consumption of water				
45 Deduce the start		remains high.				
15. Reduce the need	Would the development of the site / policy option:	Targets: decrease travel by car; decrease need to	+	+	+	The site is within Byfleet Local Centre and so accessibility by bike and foot is good. Accessibility to key local services
to travel, encourage safe, sustainable	<ul> <li>reduce the need to travel, particularly by</li> </ul>	travel and distance				(schools, GP surgeries and Woking Town Centre) is
transport options and	car/van/lorry?	travelled; increase use of				average. Accessibility to local primary schools is excellent.
make the best use of	<ul> <li>reduce the need for car ownership?</li> </ul>	non-car modes; increase				
existing transport	<ul> <li>support improved provision for cycling?</li> </ul>	level of satisfaction with				Optimising/mitigating measures:
infrastructure	• support improved provision for walking?	ease of access to work by				Transport Assessment required to determine impact of

	or residential including Affordable Hou					
	<ul> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				development on transport network; and opportunities to optimise use of sustainable transport.
	Economia ak	services.	anonaiva	and comp		onomy.
6 Maintain high and		ojectives: building a strong, re	sponsive	and comp	ennve ec	
6. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit	-	-	-	Redevelopment of the site would result in the loss of employment use.

		and Duffert KT44 7NV				
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0.34 nectare site to	or residential including Affordable Hou					1
		claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active				
		people – performing better				
		than regional and national				
		levels.				
		Increase in number of				
		people with NVQ2 and				
		higher qualifications since				
		2010. However, number				
		of people with no				
		qualifications has				
		increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
		population (2012/13).				
17. Provide a range	Would the development of the site / policy	Targets: increase in	-	-	-	Redevelopment of the site would result in the loss of
of commercial	option:	registered businesses;				employment use.
development	<ul> <li>lead to the loss of viable</li> </ul>	decrease in amount of				
opportunities to meet	employment/jobs?	vacant retail, commercial				
the needs of the	<ul> <li>deliver sufficient employment land?</li> </ul>	and industrial floorspace;				
economy and, in	<ul> <li>provide for the needs of business in</li> </ul>	improve quality of office				
particular, support	urban and rural areas (such as range of	space. Source: Economic				
and enhance	premises, land, infrastructure and	Development Strategy				
economies of town,	services)?	2012				
district, local and	<ul> <li>increase the economic benefit derived</li> </ul>					
neighbourhood	from the historic environment?	Trends: increase in no. of				
centres	<ul> <li>support start-up and local businesses?</li> </ul>	VAT registered				
	• support the vibrancy of the town, district	businesses (from 1997 to				
	and local centres?	2007 – no recent data);				
		low UK Competitiveness				
		Index ranking in Surrey				
		(but performing well				
		regionally/nationally);				
		decrease in B1, B2 and				
		B8 floorspace (2013); high				
		vacancy rates for				
		commercial and industrial				
		floorspace (20.3% in				
		2013); retail vacancy rate				
		in Town Centre continues				
		to increase. Retail				
		vacancy rates in other				
		urban centres gradually				

	falling (except in Horsell).
	Overall Conclusions
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing. The site is within Floodzone 1, where development should directed. Although pluvial flooding may need further investigation The site is within the Local Centre and is therefore well placed in terms of services and facilities
Summary of Environmental Impacts & Issues	Efficient use of brownfield land, although established employment use of the site would need to be justified Potential contamination Local Centre location promotes use of sustainable modes of travel. Trees on the site are protected by Tree Preservation Orders. Redevelopment of the site may have negative impact. Site is located adjacent to Locally Listed Building and Conservation Area, potential for redevelopment to improve the visual appearance of the area
Summary of Economic Impacts & Issues	Redevelopment of the site would result in the loss of employment land
<ul> <li>Affordable ho</li> <li>Provide a mix</li> <li>Flood Risk As</li> <li>Design of the</li> <li>Design of dew</li> <li>Transport Ass</li> <li>The site has a</li> <li>Trees with TP</li> <li>Remediation of Design of the</li> <li>Design of the</li> <li>Design of dew adapt to the in</li> <li>Design of dew</li> </ul>	/mitigating measures: using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) sessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan) scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance elopment to have regard to its sensitive location adjacent to a locally listed building and Conservation Area sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use in established employment use. The loss of which would need to be justified Os adjacent to the site. A Tree survey to be submitted with proposals to demonstrate there would be no negative impact on the trees of land, if required development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features elopment to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy ar npacts of climate change elopment should facilitate the reduction of waste and the recycling and composting of the waste produced development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: sup	porting strong, vibrant and healthy communitie	S				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 68 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing by providing decent homes. The site is adjacent to a urban open space and approximately 5-10 minutes from public open space and Cricket Club.

	or residential including Affordable Hou open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Most of the site is located within Flood Zones 1, where development is recommended to take place. However the north east corner of the site is within Floodzone 2.</li> <li>Core Strategy Policy CS9 advises that development in flood zone 2 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test).</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures.</li> <li>Development would have a neutral impact on this objective.</li> <li>Optimising/mitigating measures: <ul> <li>Development in Floodzone 2 only considered if there are no alternatives in areas of lower risk.</li> <li>Flood Risk Assessment required given pluvial flooding (subject to the findings of the forthcoming Preliminary Surface Water Management Plan).</li> </ul> </li> </ul>

	or residential including Affordable Hou					
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fea of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Local Centre</li> <li>10-20 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>26-30 minutes walk to a secondary school</li> <li>21-25 minutes walk to a GP</li> </ul> The site is within the Local Centre and within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced.

u.or nectare site fo	r residential including Affordable Hou	sing				The development would help to support existing services and facilities in the community.
Environmental objective	es: protecting and enhancing our natural, buil					
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core 	+	+	+	Comments: Site is an existing brownfield site. Currently in commercial use where redevelopment would come forward only if the existing use is no longer required for its current purpose in the future. Optimising/mitigating measures: The site has an established commercial use. The loss would need to be justified.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	0	0	Redevelopment of the site may result in increased vehicle movement and consequent emissions. However the site is in operational use at the moment therefore the likely impact in addition to the existing use is unknown. The site is also within the Local Centre, therefore accessibility is good. The location promotes sustainable modes of transport: good access to rail services and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures:
8. Reduce land contamination and safeguard agricultural soil	Would the development of the site / policy option: • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.	+	+	+	Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant or detailed proposals and consultation with Environmental

quality	• support the remediation of contaminated land?	Source: NPPF.				Health and the Environment Agency. Remediation may be required for residential use.
	<ul> <li>reduce the risk of creating further contamination?</li> </ul>	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood	0	0	0	Neutral impact on this objective

SITE/0018/RVEL SH	ILAABWB007: Wey Retail Park, Royst	on Road Byfleet KT1/ 7	NY			
	r residential including Affordable Hou	sing				
		Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core</i> <i>Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source:</i> <i>Core Strategy Policies</i> <i>CS9 &amp; CS22.</i> Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes depending on the siting and quantity of development. This will be determined on a case by case basis.</li> <li>The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development

	HLAABWB007: Wey Retail Park, Royst		NY			
and local products	<ul> <li>br residential including Affordable Hou the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	access to allotment within 800m of home. Source: Core Strategy Policy CS17. Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures:
		recycling and composting; decrease in waste going to landfill.				Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.
sustainably	<ul> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> </ul>	water to 105litres/person/day in homes. <i>Source: Core</i> <i>Strategy Policy CS22.</i> Trends: river quality in the				The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).
	<ul> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Borough remains poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage	Would the development of the site / policy option:	Targets: decrease travel by car; decrease need to	+	+	+	The site is within Byfleet Local Centre and so accessibility by bike and foot is good. Accessibility to key local services

	ILAABWB007: Wey Retail Park, Royst		NY			
<b>0.87 hectare site to</b> safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>residential including Affordable Hou</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	sing travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				(schools, GP surgeries and Woking Town Centre) is average. Accessibility to local primary schools is excellent. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
	uilding a strong, responsive and competitive					
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically	-	-	-	Redevelopment of the site would result in the loss of commercial use and therefore will have adverse effects on employment levels in the area

	<ul> <li>r residential including Affordable Hou</li> <li>support a better match between education and local employment</li> </ul>	active population (51,800 in 2012/13 from 51,000 in				
	opportunities?	2011/12); steady supply of				
	<ul> <li>improve access to and participation in</li> </ul>	jobs; decreasing number				
	education?	of unemployment benefit				
		claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active				
		people – performing better				
		than regional and national				
		levels. Increase in number of				
		people with NVQ2 and				
		higher qualifications since				
		2010. However, number				
		of people with no				
		qualifications has				
		increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
		population (2012/13).				
7. Provide a range	Would the development of the site / policy	Targets: increase in	-	-	-	Redevelopment of the site would result in the loss of
of commercial	option:	registered businesses;				commercial/retail use, reducing the number and range of
levelopment	<ul> <li>lead to the loss of viable employment/jobs?</li> </ul>	decrease in amount of vacant retail, commercial				commercial use in the area.
he needs of the	<ul> <li>deliver sufficient employment land?</li> </ul>	and industrial floorspace;				
conomy and, in	<ul> <li>provide for the needs of business in</li> </ul>	improve quality of office				
articular, support	urban and rural areas (such as range of	space. Source: Economic				
and enhance	premises, land, infrastructure and	Development Strategy				
conomies of town,	services)?	2012				
listrict, local and	increase the economic benefit derived					
eighbourhood	from the historic environment?	Trends: increase in no. of				
entres	<ul> <li>support start-up and local businesses?</li> </ul>	VAT registered				
	• support the vibrancy of the town, district	businesses (from 1997 to				
	and local centres?	2007 – no recent data);				
		low UK Competitiveness Index ranking in Surrey				
		(but performing well				
		regionally/nationally);				
		decrease in B1, B2 and				
		B8 floorspace (2013); high				
		vacancy rates for				
		commercial and industrial				
		floorspace (20.3% in		1		

	HLAABWB007: Wey Retail Park, Royston Road, Byfleet, KT14 7NY or residential including Affordable Housing
	2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).
<b>Overall Conclusions</b>	
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing. Most of the site is within Floodzone 1 where development should directed. Part of the site is within Floodzone 2 where development will only be considered if there are no suitable alternatives Pluvial flooding may need further investigation The site is within the Local Centre and is therefore well placed in terms of services and facilities
Summary of Environmental Impacts & Issues	Efficient use of brownfield land, although the loss of established commercial use would need to be justified Potential contamination Local Centre location promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	Redevelopment of the site would result in the loss of commercial/retail site
<ul> <li>Affordable he</li> <li>Provide a mi</li> <li>Flood Risk A Plan)</li> <li>Design of the</li> </ul>	g/mitigating measures: pusing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise x of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) ssessment required for part of the site within Floodzone 2 and given pluvial flooding (subject to the findings of the forthcoming Preliminary Surface Water Managemer e scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<ul> <li>The site has</li> <li>Remediation</li> <li>Design of the</li> <li>Design of de and adapt to</li> <li>Design of de</li> </ul>	sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use an established commercial retail use. The loss of which would need to be justified of land, if required a development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features velopment to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy the impacts of climate change velopment should facilitate the reduction of waste and the recycling and composting of the waste produced a development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: sup	porting strong, vibrant and healthy communitie		-		_	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. The anticipated yield in dwellings is tbc (SHLAA, 2014) however based on a density multiplier of 60 dph the site could accommodate 17 residential units.</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha sit area, in public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> <i>and Performance Plan</i> 2013-14	+	+	+	Development would bring about positive impact on health and wellbeing via providing decent homes. The site is adjacent to sports pitches.

3. Reduce       Would the development of the site / policy       Technics: No. 3% of people describes their health as good, higher than South East and national average (upward trend). Life expectancy is increasing, Death rates from heart disease alightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation is hothealth and exercise activities has significantly increased in recent years.       0         3. Reduce       Would the development of the site / policy option:       Tends: No development of health and exercise activities has significantly increased in recent years.       0       0       Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in flood plain against the advice flood hist to the development?         evolue libeling the evolution and to adjacent development?       • resolve an existing drainage problem?       0       0       0       Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.         evolution and wrese impact on flood zones 3a and 3b?       • resolve an existing drainage problem?       0       0       0       Available information suggests pluvial flooding in the locable for development procease within or adjacent to areas. Keeping drains clear. general maintenance), followed by source control measures 3 a and 3b?       • resolve an existing drainage problem?       • policy CS9 (para. 5.50) requires development procease within or adjacent to areas. Keeping drains clear. general main		idential including Affordable Housing open space for informal and/or formal					
<ul> <li>3. Reduce vulnerability to flooding and harm from flooding on public well-being, the environment environment</li> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> <li>resolve an existing drainage problem?</li> <li>Trands: No development</li> <li>on the floodplate internation of the site / policy option:</li> <li>on the development of the site / policy option:</li> <li>resolve an existing drainage problem?</li> <li>Trands: No development</li> <li>on the development of the site / policy option:</li> <li>resolve an existing drainage problem?</li> <li>Trands: No development</li> <li>on the development of the site / policy option:</li> <li>resolve an existing drainage problem?</li> <li>Trands: No development of the site / policy option:</li> <li>resolve an existing drainage problem?</li> <li>Trands: No development of the site / policy option:</li> <li>resolve an existing drainage problem?</li> <li>Trands: No development option:</li> <li>resolve an existing drainage problem?</li> <li>resolve an existi</li></ul>			describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
	vulnerability to flooding and harm from flooding on public well-being, the economy and the	<ul> <li>option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment	0	0	0	<ul> <li>recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and fou water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water</li> </ul> </li> </ul>

	HLAABY038 (SHLAA 2014 Ref): Land t idential including Affordable Housing		lall, Hig	h Road,	Byfleet	, KT14 7QL
crime and social exclusion	<ul> <li>option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul> <li>issues at this location.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	0	0	0	<ul> <li>The site is located within:</li> <li>Local Centre <ul> <li>10-20 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>26-30 minutes walk to a secondary school</li> <li>21-25 minutes walk to a GP</li> </ul> </li> <li>The site is within the Local Centre and within reasonable walking distance of key services and facilities therein. The needs to travel to access services and facilities will be reduced.</li> <li>The development would help to support existing services and</li> </ul>

	HLAABY038 (SHLAA 2014 Ref): Land to	o rear of Byfleet Village H	lall, Hig	h Road,	Byfleet	, KT14 7QL
	idential including Affordable Housing					facilities in the community. Development could affect the car park of an existing community facility which may reduce access to that community facility. This is considered to outweigh the positive impacts of the site's location. Overall, a neutral impact in terms of this objective. Optimising/mitigating measures: • Loss of car park would need to be justified
	es: protecting and enhancing our natural, built		1.	Ι.	<u> </u>	Commente
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and	+	+	+	Comments: Site is an existing brownfield site. Would come forward only if the existing use is no longer required Optimising/mitigating measures: Loss of car park would need to be justified
		target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not	0	0	0	Redevelopment of the site may result in increased vehicle movement and consequent emissions. The site is also within the Local Centre, therefore accessibility is good. The location promotes sustainable modes of transport: good access to rail services and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures:

	HLAABY038 (SHLAA 2014 Ref): Land to sidential including Affordable Housing	o rear of Byfleet Village I	Hall, Hig	gh Road	l, Byflee	t, KT14 7QL
		an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i>	0	0	0	
	<ul><li>land?</li><li>reduce the risk of creating further contamination?</li></ul>	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve andenhance cultural andhistoric features.Source: Core StrategyPolicy CS20Improved provision ofopen space. Source:Core Strategy PolicyCS17Trends: little change instatus of heritage assets(4 Grade I, 10 Grade II*,166 Grade II, 311 LocallyListed Buildings, 5Scheduled AncientMonuments, 3 registered	-	-	-	The site is adjacent to a locally listed building (Byfleet Village Hall) and Conservation Area. Redevelopment of the site may have adverse affects of the character of the building and wider Conservation Area. There are no trees with TPOs but there are mature trees on the site. Optimising/mitigating measures: Design of development to have regard to this sensitive location. Tree survey to be submitted with proposals to demonstrate there would be no negative impact.

0.28 hectare for res	idential including Affordable Housing	parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of	Would the development of the site / policy option:	Targets: increase use of locally produced	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably

SITE/0038/BYFL, SI	HLAABY038 (SHLAA 2014 Ref): Land to	o rear of Byfleet Village H	łall, Hig	h Road,	Byfleet,	, KT14 7QL
0.28 hectare for res	idential including Affordable Housing		-		-	
consumption of resources by using sustainably produced and local products	<ul> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	resources. Source: Core Strategy Policy CS22. All residents to have access to allotment within 800m of home. Source: Core Strategy Policy CS17. Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate;	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable</li> </ul>
	sewerage infrastructure?	poor/moderate; consumption of water				Design of the development would have to provide suitable wastewater and sewerage infrastructure

## SITE/0029/DVEL SHI AADV029 (SHI AA 2014 Dof), Land to rook of Dyfloat Villago Hall High Dood Dyfloat KT14 701

	idential including Affordable Housing	remains high.				
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	The site is within Byfleet Local Centre and so accessibility b bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average. Accessibility to local primary schools is excellent. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
	uilding a strong, responsive and competitive e		1			
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012)	0	0	0	Not relevant

	sidential including Affordable Housing infrastructure?					
	<ul> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high	0	0	0	Not relevant

SITE/0038/BYEL SI	HLAABY038 (SHLAA 2014 Ref): Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL
	sidential including Affordable Housing
Overall Conclusions	vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).
Summary of Social	Positive contribution towards housing requirement;
Impacts & Issues	Positive contribution towards housing requirement, Positive impact on health and wellbeing. The site is within Floodzone 1, where development should directed. Although pluvial flooding may need further investigation The site is within the Local Centre and is therefore well placed in terms of services and facilities
Summary of Environmental Impacts & Issues	Efficient use of brownfield land, although established employment use of the site would need to be justified Local Centre location promotes use of sustainable modes of travel. Sensitive location, Adjacent to locally listed building, Conservation Area and Mature Trees on the site. Site is located adjacent to Locally Listed Building and Conservation Area, potential for redevelopment to improve the visual appearance of the area
Summary of Economic Impacts & Issues	
<ul> <li>Provide a mix</li> <li>Flood Risk As</li> <li>Design of the</li> <li>Design of dev</li> <li>Transport Ass</li> <li>Loss of car pa</li> <li>A Tree survey</li> <li>Design of the</li> <li>Design of dev adapt to the ir</li> <li>Design of dev</li> </ul>	/mitigating measures: using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) sessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan) scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance relopment to have regard to its sensitive location adjacent to a locally listed building and Conservation Area sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use ark would need to be justified / to be submitted with proposals to demonstrate there would be no negative impact on the trees on the site development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features relopment to cachieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and mpacts of climate change relopment should facilitate the reduction of waste and the recycling and composting of the waste produced development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing.</li> <li>It is anticipated that the site would yield 12 dwellings (SHLAA, 2017), however the number of dwellings that can be accommodated on site is dependent on whether library is relocated elsewhere or replaced on site.</li> <li>As a previously developed site of over between 11 and 14 homes (and assumed to be more than 1,000 square metres of gross floorspace), under 0.5 ha site area but within public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people</li> <li>Affordable housing to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan	+	+	+	Development will bring about positive impact on health and wellbeing by providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre. Continued access to local public library supports leisure, education and well being.

open space for informal and/or formal recreation?       Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recert years.       Site adjacent to a protected open space.         3. Reduce vulnerability to flooding on public well-health and from flooding on public well-health and exercise activities has significantly increased in recent years.       0       0       0       The site is located within Flood Zones 1 and 2. In Flood Zones 1 and 2. In Flood Zones 1 and 2. In Flood Zone 1 development is recommended to take place. In the floodplain against the advice of the Environment avoid flooding (e.g. flood zone 3 a and stroke of the flood zone 3 a and stroke of the flood zone 3 a and stroke of the orking nervice activities of flooding on public well-health and exercise activities of flooding (e.g. flood zone 3 a and stroke of previous flooding or the flood zone 3 a and stroke of the flood zone 5 a and stroke of flooding (e.g. flood zone 3 a and stroke of the flood zone 5 a and stroke of the flood zone 5 a and stroke of the flood zone 5 a and stroke of flooding (e.g. flood zone 2 a and stroke of the flood zone 3 a and stroke of the flood zone 5 a and stroke of the convision or allocations within Flood Zone 2 development would be at risk of flooding (e.g. flood zone 3 a and stroke of the convisioner of the site of place in the flood zone 3 a and stroke of the convisioner of the stervise mentioned in the flood plain against the altower of the stervise mentioned in the flood zone 3 a and stroke of the convisioner of the stervise mentioned in the flood zone 2 and stroke of the convisioner of th		<ul> <li>mixed use development comprising</li> <li>improve accessibility to leisure and</li> </ul>	2013-14	<b>U</b> -			
3. Reduce       significantly increased in recent years.       0       0       The site is located within Flood Zones 1 and 2. In Flood Zone 2 development would be at risk of flooding (e.g. flood zone 3 and 3b or one and boding (e.g. flood zone 3 and 3b?)         • resolve an existing drainage problem?       • resolve an existing drainage problem?       0       0       0       0       0         • resolve an existing drainage problem?       • relation flood zone 3       • relation flood zone 3		open space for informal and/or formal	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and				Site adjacent to a protected open space.
	3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> </ul>	significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment	0	0	0	<ul> <li>Zone 1 development is recommended to take place. In Flood Zone 2 development would be at risk of flooding or would exacerbate the risk of flooding. Applications or allocations within Flood Zone 2 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test). A site-specific Flood Risk Assessment is required for all proposals for new development (including minor development and change of use) in Flood Zone 2 (NPPF, para. 103). Careful site layout design could contain development on area of site within Flood Zone 1, this would ensure the development would not exacerbate flood risk elsewhere</li> <li>Taking into account these measures, an overall neutra score.</li> <li>Optimising/mitigating measures:</li> <li>Flood Risk Assessment</li> <li>Locate development only on land within Flood Zone</li> </ul>

	HLAABWB012: Library, 71 High Road,		uding A	ffordable	Housi	ng and replacement library and community uses
crime and social exclusion	<ul> <li>option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul> <li>Incation as being slightly above average in terms of overall deprivation.</li> <li>The library and community uses would be replacements of existing facilities, therefore would not affect access to these facilities.</li> <li>Development will have neutral impacts on this objective.</li> <li>However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Byfleet Local Centre</li> <li>10-20 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>31-35 minutes walk to a secondary school</li> <li>26-30 minutes walk to a GP</li> </ul> The site is within the Local Centre and within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced. The development would re-provide local community services

						ng and replacement library and community uses (library, including The library houses the Local and Family History Centre). There might also be scope for additional community uses to be provided.
						The development would help to support existing services and facilities in the community.
		tives: protecting and enhancin	g our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and exceeded.	+	+	+	Comments: Site is an existing brownfield site. Opportunity to make significantly more efficient use of this site. Optimising/mitigating measures:
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Local Centre location of this site promotes sustainable modes of transport: good access to rail services and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures:
8. Reduce land contamination and safeguard	Would the development of the site / policy option: • avoid development on Agricultural Land	Targets: reduce land contamination and avoid development on Grade 1,	0	0	0	The impacts are predicted to be neutral. Optimising/mitigating measures:

	HLAABWB012: Library, 71 High Road,		ludina A	fordabl		ing and replacement library and community uses
agricultural soil quality	<ul> <li>classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	2 or 3a agricultural land. Source: NPPF. Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designation. Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets. Redevelopment of the site offers the potential for improvements to the street scene. Optimising/mitigating measures: Design of development to have regard to this prominent corner site.

		quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and				ing and replacement library and community uses
		recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of	Would the development of the site / policy option: • incorporate sustainable design and	Targets: increase use of locally produced resources. <i>Source: Core</i>	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.

	HLAABWB012: Library, 71 High Road,			<i>(</i> (		
v.13 nectare site for resources by using sustainably produced and local products	<ul> <li>construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Strategy Policy CS22.         All residents to have         access to allotment within         800m of home. Source:         Core Strategy Policy         CS17.         Trends: increase in use         and demand of allotment         plots; increase in         sustainably constructed         dwellings (Code Level 4         incorporates use of locally         produced minerals and         aggregates).		Tordable		ng and replacement library and community uses The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amountof waste produced percapita; increasepercentage ofrecycled/compostedwaste. Source: SurreyWaste Plan 2008, WokingInfrastructure DeliveryPlan 2011.Trends: increase inrecycling and composting;decrease in waste goingto landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least'good' status in all waterbodies by 2015. Source:Water FrameworkDirective.Decrease consumption ofwater to105litres/person/day inhomes. Source: CoreStrategy Policy CS22.Trends: river quality in theBorough remainspoor/moderate;consumption of waterremains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for non- residential buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>

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0.13 hectare site for 15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>br mixed use development comprising</li> <li>Would the development of the site / policy option: <ul> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul> </li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key	+	Affordable +	e Housi +	The site is within Byfleet Village Centre and so accessibility by bike and foot is good. Accessibility to key local services (secondary schools, GP surgeries and Woking Town Centre) is average. Accessibility to local primary schools is excellent. Therefore promotes sustainable forms of transport and reduce the need to travel. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
		services. bjectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012)	0	0	0	Redevelopment should ensure the retention of the public library will support the retention of this valuable local facility, supporting participation on education.

	HLAABWB012: Library, 71 High Road,					
0.13 hectare site fo	<ul> <li><b>br mixed use development comprising</b></li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	residential dwellings incl Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).	uding A	ffordable	e Housi	ng and replacement library and community uses
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i> <i>Development Strategy</i> 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for	0	0	0	Will support continued vibrancy of Byfleet Local Centre.

	commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues					
	to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).					
	Overall Conclusions					
Summary of Social Impacts & Issues	Positive contribution towards housing requirement Positive impact on health and wellbeing					
Summary of Environmental Impacts & Issues	Efficient use of brownfield land Local Centre location promotes use of sustainable modes of travel					
Summary of Economic Impacts & Issues						
<ul> <li>Affordable hou</li> <li>Provide a mix</li> <li>Flood Risk Ass</li> <li>Locate develop</li> <li>Design of the s</li> <li>Redevelopmer</li> <li>Design of deve</li> <li>Transport Asse</li> <li>Residential de</li> <li>Design of the c</li> <li>Design of deve</li> <li>Indiform, orier</li> <li>Design of the c</li> </ul>	accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people using to be provided in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)					

	SHLAABWB001: The Manor School, Mag for residential including Affordable Hou		KT14 7	SR		
SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: sup	oporting strong, vibrant and healthy communitie	S				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 19 dwellings, based on a density multiplier of 35 dph.</li> <li>As a part greenfield part previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, in public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>

	ILAABWB001: The Manor School, Mag r residential including Affordable Hou		rt 14 /	אכ		
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.		0	0	<ul> <li>Development will bring about positive impact on health andwellbeing via providing decent homes.</li> <li>Redevelopment of the site will result in the loss of a community facility which includes sports pitches, however it is unclear if the pitches were previously of benefit to the wider community or had been solely used by the school.</li> <li>Overall the effect of the development in terms of this objective are considered to be negative in the short term, turning to neutral in the long term.</li> <li>Optimising/mitigating measures: <ul> <li>Re-provision of sports pitches on site or off-site to ensure no net loss of open space serving the community</li> </ul> </li> </ul>
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	The site is within Flood Zones 1, where development is recommended to take place. Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. Development would have a neutral impact on this objective. Optimising/mitigating measures: Flood Risk Assessment required given pluvial flooding

						(subject to the findings of the forthcoming Preliminary Surface Water Management Plan).
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants.Source: Woking Service & Performance Plan 2013- 14Trends: Number of people 	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fea of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.			-	<ul> <li>The site is located within:</li> <li>800-1200m access by foot to nearest centre (beyond suitable walking distance) of the Local Centre</li> <li>20-30 minutes to nearest railway station</li> <li>0-5 minutes walk to a primary school</li> <li>31-35 minutes walk to a GP</li> </ul>

	<ul> <li>help support the provision of religious cultural uses?</li> </ul>					<ul> <li>The site is outside of the Local Centre and is beyond reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities would not be reduced.</li> <li>The development would help to support existing services and facilities in the community.</li> <li>Development on the site would result in the loss of this existing vacant community facility. This is considered to outweigh the neutral impact arising from the site's location. Overall, a single negative impact in terms of this objective.</li> <li>Optimising/mitigating measures: <ul> <li>Loss of community facility will need to be justified</li> <li>Improve access to key services and facilities</li> </ul> </li> </ul>
6. Make the best use of previously	es: protecting and enhancing our natural, buil Would the development of the site / policy option:	Targets: 70% of new residential development to	0	0	0	Comments: Site is a former school which is currently unused. The site
developed land and existing buildings	<ul> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.				comprises a mixture of PDL and greenfield land. Redevelopment of the site will ensure the reuse of underused land PDL but also the loss of greenfield land. Optimising/mitigating measures: The site has an established community use. The loss would need to be justified.
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul><li>Would the development of the site / policy option:</li><li>affect an existing AQMA or lead to its designation?</li></ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light	-	0	0	Redevelopment of the site may result in increased vehicle movement and consequent emissions. However the likely impact is unknown.
	<ul><li>help to improve air quality?</li><li>support specific actions in designated</li></ul>	and noise pollution. Source: Core Strategy				The site is near to the Local Centre but beyond reasonable walking distance, therefore accessibility is overall fairly

	or residential including Affordable Hou		1	1	-	
	<ul> <li>AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				<ul><li>good. The location promotes sustainable modes of transport and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic.</li><li>Optimising/mitigation measures:</li></ul>
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management,</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17	-	-	-	The site is adjacent to a site of High Archaeological Potential An archaeological evaluation and investigation will be necessary if the opinion of the County Archaeologist considers this necessary. The site is in the vicinity of St Mary's Church which is a Grade II listed building.

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	<ul> <li>br residential including Affordable Hou restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>					Optimising/mitigation measures: Further investigation into the archaeological potential on the site. The redevelopment of the site should conserve and enhance heritage assets in the vicinity.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources.Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22.Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22.Trends: decreasing local CO2 emissions (to 2010);	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes depending on the siting and quantity of development. This will be determined on a case by case basis.</li> <li>The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> </ul>

	<ul> <li>r residential including Affordable Hou</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	increase in sustainably constructed dwellings.				<ul> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amountof waste produced percapita; increasepercentage ofrecycled/compostedwaste. Source: SurreyWaste Plan 2008, WokingInfrastructure DeliveryPlan 2011.Trends: increase inrecycling and composting;decrease in waste goingto landfill.	-	0	0	<ul> <li>The Council has effective measures, policies and guidance ir place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.</li> <li>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> </ul>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive.	0	0	0	Planning policy requirements should ensure the developmen is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.

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resources sustainably	<ul> <li>resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	The site is within walking distance to Byfleet Local Centre and so accessibility by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

	ILAABWB001: The Manor School, Mag r residential including Affordable Hou		KT14 7	SR	
	uilding a strong, responsive and competitive				
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).			Redevelopment of the site would result in the loss of a local school. The loss will need to be justified
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012		-	Redevelopment of the site would result in the loss of a local school. The loss will need to be justified

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neighbourhood centres	or residential including Affordable Hous from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres?	Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually		
Overall Conclusions		falling (except in Horsell).		
Summary of Social Impacts & Issues Summary of	Positive contribution towards housing require Neutral impact on health and wellbeing. The site is within Floodzone 1 where develop Pluvial flooding may need further investigatio The site is near but beyond reasonable walk The site is a mixture of PDL and greenfield la	oment should directed. on ing distance to the Local Centre and	l is considered we	Il placed in terms of services and facilities
Environmental Impacts & Issues	The site is a mature of 1 bL and greenhed a The site is currently a community facility, the The site is adjacent to an Area of High Archa The site is in the vicinity of a grade II listed b	loss will need to be justified acological Potential, therefore furthe		
Summary of Economic Impacts & Issues	Redevelopment of the site would result in the	e loss of commercial/retail site		
Summary of optimising Affordable ho Provide a mix Re-provision Flood Risk A Design of the Transport As		ature of local needs as evidenced in o net loss of open space serving the g (subject to the findings of the fortho ce the fear of crime. For example, d	latest SHMA (Pol community coming Preliminar esigning in natura	y Surface Water Management Plan)
<ul><li>Improve acce</li><li>Further inves</li></ul>	nunity facility will need to be justified ess to key services and facilities tigation into the archaeological potential on the opment of the site should conserve and enhance			

## SITE/0064/BYFL, SHLAABWB001: The Manor School, Magdalen Crescent, Byfleet, KT14 7SR 0.55 hectare site for residential including Affordable Housing

- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: sup	porting strong, vibrant and healthy communitie					
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, but not Affordable Housing given national minimum threshold. It is anticipated that the site would yield 10 dwellings (SHLAA, 2014) and assumed less than 1,000 square metres gross floorspace.</li> <li>Optimising/mitigating measures: <ul> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development would bring about positive impact on health and wellbeing via providing decent homes. The site is adjacent to sports pitches and therefore encourages healthy lifestyles Pylons near the site may have a negative effect on the healt and well being of residents, however this is not considered t outweigh the other, positive, effects arising from the site's

0.32 hectare site fo	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional				development. Optimising/mitigating measures: • Removal of electricity pylon
3. Reduce	Would the development of the site / policy	levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years. Trends: No development has been/is permitted in	0	0	0	The majority of the site is located within Flood Zone 1, where development is recommended to take place. However the
<ul> <li>vulnerability to flooding and harm from flooding on public well-being, the economy and the environment</li> <li>option:</li> <li>result in development within an area a risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zone 3a and 3b?</li> </ul>	<ul> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones</li> </ul>	the floodplain against the advice of the Environment Agency.				north east corner of the site is within Flood Zone 2, where development would be at risk of flooding or would exacerbate the risk of flooding. Applications or allocations within Flood Zone 2 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test). A site-specific Flood Risk Assessment is required for all proposals for new development (including minor development and change of use) in Flood Zone 2 (NPPF, para. 103). Careful site layout design could contain development on area of site within Flood Zone 1, this would ensure the development would not exacerbate flood risk elsewhere
						Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding.

SITE/0065/BYFL, SH	HLAABY065 (SHLAA 2014 Ref): 96-120	Church Road, Byfleet, K	T14 7NF	=		
<ul><li>0.32 hectare site for</li><li>4. Reduce poverty,</li></ul>	would the development of the site / policy	Targets: Decrease	0	0	0	<ul> <li>Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>Locate development only on land within Flood Zone 1</li> </ul> </li> <li>Indices of Deprivation (IMD, 2010) does not identify any insure at this logistical</li> </ul>
crime and social exclusion	option: • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities?	deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime				<ul> <li>issues at this location.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve	Would the development of the site / policy	and crime. Targets: improve	0	0	0	The site is located within:
accessibility to all	option:	accessibility to all services	0	0	0	

0.32 hectare site fo	HLAABY065 (SHLAA 2014 Ref): 96-120 r residential	,,,,,,,,				
services and facilities	<ul> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.				<ul> <li>400-800m (approximately 10 minutes) access by foot to the Local Centre (within suitable walking distance)</li> <li>0-1333m access by bicycle to nearest centre</li> <li>20-30 minutes to nearest railway station</li> <li>0-5 minutes walk to a primary school</li> <li>31-35 minutes walk to a secondary school</li> <li>21-25 minutes walk to a GP</li> </ul> The site is outside of the Local Centre but is within reasonable walking distance of key services and facilities therein. The needs to travel to access services and facilities will be reduced.
Environmental objectiv	es: protecting and enhancing our natural, built	t and historic environment				
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	0	0	0	The site comprises a row of semi detached dwellings with extensive gardens. Redevelopment of the site will support higher density residential, however mainly on greenfield land. Overall neutral impact. Optimising/mitigating measures:
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at	-	0	0	<ul> <li>Redevelopment of the site may result in increased vehicle movement and consequent emissions.</li> <li>The site is within walking distance of the Local Centre. The location promotes sustainable modes of transport: good access to rail services and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic.</li> <li>Optimising/mitigation measures:</li> </ul>

SITE/0065/BYFL, S	HLAABY065 (SHLAA 2014 Ref): 96-120	Church Road, Byfleet, K	T14 7N	=		
0.32 hectare site fo	r residential     ensure people are not exposed to light     pollution?	Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features.Source: Core Strategy Policy CS20Improved provision of open space. Source: Core Strategy Policy CS17Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally	-	0	0	Development would have minimal impact on the surrounding natural landscape or heritage assets. However development will result in the loss of GI

	<ul> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes depending on the siting and quantity of development. This will be determined on a case by case basis.</li> <li>The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to achieve Code for Sustainable</li> </ul>

0.32 hectare site for	Sustainable travel covered by SA15					Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting;	-	0	0	<ul> <li>The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development.</li> <li>The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.</li> <li>Optimising/mitigating measures:</li> <li>Design of development should facilitate the reduction of</li> </ul>
14. Maintain and	Would the development of the site / policy	decrease in waste going to landfill. Targets: achieve at least	0	0	0	<ul> <li>waste and the recycling and composting of the waste produced</li> <li>Planning policy requirements should ensure the development</li> </ul>
improve water quality of the region's rivers and groundwater,	<ul> <li>option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> </ul>	'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of				is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.
sustainably	<ul> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> </ul>	water to 105litres/person/day in homes. <i>Source: Core</i> <i>Strategy Policy CS22.</i>				The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within

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0.32 hectare site for 15. Reduce the need	<ul> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> <li>Would the development of the site / policy</li> </ul>	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high. Targets: decrease travel	+	+	+	neighbouring boroughs).Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructureThe site is within walking distance to Byfleet Local Centre
to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				and so accessibility by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average. Accessibility to local primary schools is excellent. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
	uilding a strong, responsive and competitive e					
16. Maintain high and stable levels of employment and productivity, and	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and	0	0	0	

	HLAABY065 (SHLAA 2014 Ref): 96-120	Church Road, Byfleet, K	T14 7NF	-		
0.32 hectare site fo encourage high quality, low impact development and education for all	<ul> <li>r residential</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness	0	0	0	

	Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually
<b>Overall Conclusions</b>	falling (except in Horsell).
Summary of Social Impacts & Issues Summary of Environmental Impacts & Issues	Positive contribution towards housing requirement; Pylons and overhead power lines may have adverse impact on health and wellbeing. The site is mainly within Floodzone 1 but the NE corner is within Floodzone 2, where development should be avoided. Pluvial flooding may need further investigation The site is within walking distance to the Local Centre and is therefore well placed in terms of services and facilities The site is largely greenfield and part PDL, redevelopment would mean the loss of greenfield land The site is within walking distance to the local centre and a choice of sustainable modes of travel. Pylons and overhead power lines unattractive feature in the local landscape/ street scene
Summary of Economic Impacts & Issues	
<ul> <li>Removal of el</li> <li>Flood Risk As</li> <li>Locate develo</li> <li>Design of the</li> <li>Transport Ass</li> <li>Design of the</li> <li>Design of dev and adapt to the</li> <li>Design of dev</li> </ul>	//mitigating measures: of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) lectricity pylon sessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan) opment only on land within Flood Zone 1 scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features relopment to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy the impacts of climate change relopment should facilitate the reduction of waste and the recycling and composting of the waste produced development would have to provide suitable wastewater and sewerage infrastructure

• Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	pporting strong, vibrant and healthy communitie					-
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 19 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over between 11 and 14 homes (and assumed to be more than 1,000 square metres of gross floorspace), under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development would bring about positive impact on health and wellbeing via providing decent homes. The site is adjacent to an urban open space and is approximately five minutes from a Cricket Club.

	HLAABWB008: Churchill House and Bo or residential including Affordable Hou open space for informal and/or formal recreation?	sing Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional	Byflee	t, KT14 71	HN	
		levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score.
						<ul> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and fou water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	0	0	0	Indices of Deprivation (IMD, 2010) does not identify any

crime and social	or residential including Affordable Hou	deprivation, crime, anti-				issues at this location.
exclusion	<ul> <li>address issues of deprivation?</li> </ul>	social behaviour and				
	<ul> <li>help improve social inclusion?</li> </ul>	number of benefit				Development will have neutral impacts on this objective.
	<ul> <li>support safe communities by reducing</li> </ul>	claimants.				However, careful design of the scheme could reduce the fea
	crime levels?	Source: Woking Service &				of crime.
	help reduce the fear of crime?	Performance Plan 2013-				
	ensure the timely provision of	14				Optimising/mitigating measures:
	infrastructure to support communities?					<ul> <li>Design of the scheme to seek to design out crime</li> </ul>
		Trends: Number of people				and reduce the fear of crime. For example,
		claiming Job Seekers				designing in natural surveillance
		Allowance decreased				
		between 2010-2014.				
		Total number of people				
		claiming benefits lower				
		than regional and national average, but at ward level				
		proportion of adults on key				
		out-of-work benefits can				
		be high i.e. isolated areas				
		experiencing increased				
		deprivation. Total				
		incidences of crime				
		dropping, but robberies				
		and vehicle interference				
		have increased. Increase				
		in percentage of people				
		who believe the Police				
		and Council are dealing with anti-social behaviour				
		and crime.				
i. To improve	Would the development of the site / policy	Targets: improve	0	0	0	The site is located within:
ccessibility to all	option:	accessibility to all services	U	Ŭ	Ŭ	
ervices and facilities	provide local community services (e.g.	and facilities. Source:				<ul> <li>5-10 minutes access by foot to nearest centre</li> </ul>
	education, health, leisure and	Core Strategy Policy				(within suitable walking distance) of the Local
	recreation)?	CS18				Centre
	improve access to existing key services					<ul> <li>0-1333m access by bicycle to nearest centre</li> </ul>
	including education, employment,	Trends: increased				
	recreation, health, community services,	accessibility to local				10-20 minutes to nearest railway station
	cultural assets, historic environment?	services by public				<ul> <li>6-10 minutes walk to a primary school</li> </ul>
	<ul> <li>help support existing community</li> </ul>	transport over last three				<ul> <li>26-30 minutes walk to a secondary school</li> </ul>
	facilities?	years.			1	<ul> <li>21-25 minutes walk to a GP</li> </ul>
	help support the provision of religious				1	
	cultural uses?					The site is outside of the Local Centre but is within
						reasonable walking distance of key services and facilities
						therein. The needs to travel to access services and facilitie

		aver House Verk Class	Duflact	KT447		
	HLAABWB008: Churchill House and Be or residential including Affordable Hou		Byfieet	, KI 14 7	HN	
	A residential including Anordable nou	Sing				will be reduced.
						The development would help to support existing services and facilities in the community.
Environmental objectiv	es: protecting and enhancing our natural, built	and historic environment	1	1		
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and	+	+	+	Comments: Site is an existing office, therefore would be considered as a brownfield site. Redevelopment would come forward only if the existing use is no longer required for its current purpose in the future. Optimising/mitigating measures: The site has an established use as an office building. The loss of office use would need to be justified.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	0	0	Redevelopment of the site may result in increased vehicle movement and consequent emissions. However the site is in operational use at the moment therefore the likely impact in addition to the existing use is unknown. The site is also within walking distance to the Local Centre, therefore accessibility is good. The location promotes sustainable modes of transport: good access to rail services and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures:
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i>	0	0	0	

	or residential including Affordable Hou land? • reduce the risk of creating further	Trends: no significant loss				
	contamination?	of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated	-	0	0	<ul> <li>Development of this site will not have adverse impacts on natural or heritage assets.</li> <li>The site contains trees protected by tree preservation orders, redevelopment of the site may have a negative impact or result in the loss of trees with ecological or amenity value. This is unlikely to be acceptable.</li> <li>Optimising/mitigating measures: Design of development to have regard to this prominent corner site.</li> <li>Tree survey to be submitted with proposals to demonstrate there would be no negative impact.</li> </ul>

	HLAABWB008: Churchill House and Be		, Byflee	t, KT14 7	ΉN	
0.15 hectare site for 11. Reduce the causes of climate	Would the development of the site / policy option:	sing appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment. Targets: decrease in carbon emissions and	0	0	0	The residential development would be required to achieve the energy and water components of Level 4 of the Code for
change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and</li> </ul>	increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				Sustainable Homes. The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Sustainable travel covered by SA15</li> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i>	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to

U.15 HECIAIE SILE TO	r residential including Affordable Hou	CS17.		1		build up over the medium to long term. In particular, there is
	<ul> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally				build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste	Would the development of the site / policy	produced minerals and aggregates). Targets: decrease amount	-	0	0	The Council has effective measures, policies and guidance in
generation and disposal and achieve sustainable management of waste	<ul> <li>option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.				place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
	sewerage infrastructure?	poor/moderate; consumption of water remains high.				
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase	+	+	+	The site is within walking distance to Byfleet Local Centre and so accessibility by bike and foot is good. Accessibility to key local services (schools, GP surgeries and Woking Town Centre) is average. Accessibility to local primary schools is excellent.

	HLAABWB008: Churchill House and B		Byfleet	, KT14	7HN	
	<ul> <li>br residential including Affordable Hou</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	sing level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				Therefore promotes sustainable forms of transport. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
Economic objectives: b	building a strong, responsive and competitive	services.				
Economic objectives: t 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all		acconomyTargets: increaseemployment provision andjob opportunities; increaseaccess to andparticipation in education.Source: NPPF andWoking EconomicDevelopment Strategy(2012)Trends: graduallyincreasing economicallyactive population (51,800in 2012/13 from 51,000 in2011/12); steady supply of	-	-	-	Redevelopment of the site would result in the loss of employment use. This will need to be justified

	<ul> <li>residential including Affordable Hou</li> <li>improve access to and participation in</li> </ul>	jobs; decreasing number				
	education?	of unemployment benefit				
		claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active				
		people – performing better than regional and national				
		levels.				
		Increase in number of				
		people with NVQ2 and				
		higher qualifications since				
		2010. However, number				
		of people with no				
		qualifications has				
		increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
		population (2012/13).				
17. Provide a range	Would the development of the site / policy	Targets: increase in	-	-	-	Redevelopment of the site would result in the loss of
of commercial	option:	registered businesses;				employment use. This will need to be justified
development	lead to the loss of viable	decrease in amount of				
opportunities to meet he needs of the	employment/jobs?	vacant retail, commercial and industrial floorspace;				
economy and, in	<ul> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in</li> </ul>	improve quality of office				
particular, support	urban and rural areas (such as range of	space. Source: Economic				
and enhance	premises, land, infrastructure and	Development Strategy				
economies of town,	services)?	2012				
district, local and	increase the economic benefit derived					
eighbourhood	from the historic environment?	Trends: increase in no. of				
centres	<ul> <li>support start-up and local businesses?</li> </ul>	VAT registered				
	<ul> <li>support the vibrancy of the town, district</li> </ul>	businesses (from 1997 to				
	and local centres?	2007 – no recent data);				
		low UK Competitiveness				
		Index ranking in Surrey				
		(but performing well				
		regionally/nationally); decrease in B1, B2 and				
		B8 floorspace (2013); high				
		vacancy rates for				
		commercial and industrial				
		floorspace (20.3% in				
		2013); retail vacancy rate				
		in Town Centre continues				
		to increase. Retail		1		

Overall Conclusions           Summary of Social Impacts & Issues         Positive contribution towards housing requirement; Positive impact on health and wellbeing. The site is within Floodzone 1, where development should directed, Although pluvial flooding may need further investig The site is within walking distance to the Local Centre and is therefore well placed in terms of services and facilities           Summary of Environmental Impacts & Issues         Efficient use of brownfield land, although established employment use of the site would need to be justified Local Centre location promotes use of sustainable modes of travel. Trees on the site are protected by Tree Preservation Orders. Redevelopment of the site may have negative impact.           Summary of Economic Impacts & Issues         Redevelopment of the site would result in the loss of employment floorspace           Summary of optimising/mitigating measures:         Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted           Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)           Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)           Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance           Design of development to have regard to this prominent corner site           Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and or						
Impacts & Issues       Positive impact on health and wellbeing. The site is within Floodzone 1, where development should directed, Although pluvial flooding may need further investig The site is within walking distance to the Local Centre and is therefore well placed in terms of services and facilities         Summary of       Efficient use of brownfield land, although established employment use of the site would need to be justified Local Centre location promotes use of sustainable modes of travel.         Impacts & Issues       Trees on the site are protected by Tree Preservation Orders. Redevelopment of the site may have negative impact.         Summary of Economic Impacts & Issues       Redevelopment of the site would result in the loss of employment floorspace         Summary of optimising/mitigating measures:       • Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted         • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)       • Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)         • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance         • Design of development to have regard to this prominent corner site         • Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and other sets of the scheme to sets to determine impact of development on transport network, mitigating measures, and other sets of the scheme to sets of the scheme to determine impact						
Summary of       Efficient use of brownfield land, although established employment use of the site would need to be justified         Environmental       Local Centre location promotes use of sustainable modes of travel.         Impacts & Issues       Trees on the site are protected by Tree Preservation Orders. Redevelopment of the site may have negative impact.         Summary of       Redevelopment of the site would result in the loss of employment floorspace         Summary of optimising/mitigating measures:       •         Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted         •       Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)         •       Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)         •       Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance         •       Design of development to have regard to this prominent corner site         •       Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and other measures in the surveil of the scheme to seek construction of the scheme to network, mitigating measures, and other measures in the surveil plan required to determine impact of development on transport network, mitigating measures, and other measures in the surveil plan required to determine impact of development on transport network, mitigating measures,	ation					
Impacts & Issues         Trees on the site are protected by Tree Preservation Orders. Redevelopment of the site may have negative impact.           Summary of         Redevelopment of the site would result in the loss of employment floorspace           Economic Impacts & Issues         Impacts & Issues           Summary of optimising/mitigating measures:         •           •         Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted           •         Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)           •         Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)           •         Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance           •         Design of development to have regard to this prominent corner site           •         Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and other sets to the sets of the scheme to sets the determine impact of development on transport network, mitigating measures, and other sets of the sets o						
Summary of Economic Impacts & Issues       Redevelopment of the site would result in the loss of employment floorspace         Summary of optimising/mitigating measures:       •         •       Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted         •       Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)         •       Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)         •       Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance         •       Design of development to have regard to this prominent corner site         •       Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and other management of the scheme to seek in the scheme in t						
Economic Impacts & Issues Summary of optimising/mitigating measures: Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan) Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance Design of development to have regard to this prominent corner site Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and of						
Issues         Summary of optimising/mitigating measures:         • Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted         • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)         • Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)         • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance         • Design of development to have regard to this prominent corner site         • Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and othermine impact of development on transport network.						
<ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>Design of development to have regard to this prominent corner site</li> <li>Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and other states in the state of t</li></ul>						
<ul> <li>Design of development to have regard to this prominent corner site</li> <li>Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and one content of the second s</li></ul>	o support otherwise					
<ul> <li>The site has an established use as an office building. The loss of office use would need to be justified</li> <li>Trees with TPOs on the site. A Tree survey to be submitted with proposals to demonstrate there would be no negative impact on trees</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure featu</li> <li>Design of development to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landsca</li> </ul>	on the site res					

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 91 dwellings (SHLAA, 2014).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line wi Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i>	+	+	+	Development will bring about positive impact on health ar wellbeing via providing decent homes. Development will encourage healthy lifestyles whe residential is close to services and facilities within the centre The development will need to re-provision for community

	<ul> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recentling?</li> </ul>	and Performance Plan 2013-14				facilities (library).
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g through minimising paved areas, keeping drains clear general maintenance), followed by source control measures A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overal neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>

0.8 hectare site for	SHLAABWB022: Land at Station Appro mixed use development to comprise r d residential including Affordable Hou	etail (including replaceme				use] nmunity facilities (including retained or replacement
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+	+	+	<ul> <li>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices and retail). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Community facilities would be re-provision of the existing.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>West Byfleet District Centre</li> <li>0-10mins walking distance to West Byfleet railway station</li> <li>6-10 minutes walk to a primary school</li> <li>6-10 minutes walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> </ul> The site is within the District Centre and within reasonable walking distance of key services and facilities therein. The

0.8 hectare site for	HLAABWB022: Land at Station Appromixed use development to comprise red residential including Affordable Hou	etail (including replacem				use] nmunity facilities (including retained or replacement
	cultural uses?					need to travel to access services and facilities will be reduced.
						The development would help to support existing services and facilities in the community.
						Development will also include community facilities (re- provision of the existing).
	Environmental objec	tives: protecting and enhancir	ng our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and	+	+	+	Development will make efficient use of previously developed land. It will also support the regeneration of this important District Centre.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	0	0	Site is close to the railway station and main road network, which are sources of noise. Its close proximity to key services and facilities will help reduce the need to travel. The potential short term negative impacts are likely to be neutralise in the medium to long term by the proposed mitigation measures.

0.8 hectare site for	SHLAABWB022: Land at Station Approa mixed use development to comprise re d residential including Affordable Hous	etail (including replacement				use] nmunity facilities (including retained or replacement
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development of the site could help remediate existing contamination on parts of the site.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid land take of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered	-	-	-	The Station Approach and Rosemount Parade Conservation Areas are located to the northern and southern ends of the site boundary. Numerous listed buildings surround the site. Development should be designed to minimise any adverse impacts on this heritage asset.

	d residential including Affordable Hous					nmunity facilities (including retained or replacement
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient</li> </ul>

0.8 hectare site for	HLAABWB022: Land at Station Approa mixed use development to comprise re d residential including Affordable Hous	etail (including replacement				use] nmunity facilities (including retained or replacement use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amountof waste produced percapita; increasepercentage ofrecycled/compostedwaste. Source: SurreyWaste Plan 2008, WokingInfrastructure DeliveryPlan 2011.Trends: increase inrecycling and composting;decrease in waste going	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved</li> </ul>	to landfill. Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22.	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).

0.8 hectare site for Library), offices and	<ul> <li>d residential including Affordable Hour through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	etail (including replaceme sing Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				Use] nmunity facilities (including retained or replacement Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Site is at the heart of the District Centre and in close proximity to the railway station, cycle facilities and key services and facilities. There is significant potential to encourage sustainable modes of travel and reduce the need to travel, especially by the car.
	Economic o	bjectives: building a strong, re	sponsive	and comp	etitive e	conomy
16. Maintain high and stable levels of employment and productivity, and	<ul><li>Would the development of the site / policy option:</li><li>encourage diversity and quality of employment in the Borough?</li></ul>	Targets: increase employment provision and job opportunities; increase access to and	+	+	+	Mixed use development that has the potential to create a significant number of jobs.

	<ul> <li>d residential including Affordable Hou</li> <li>encourage provision of jobs accessible</li> </ul>					nmunity facilities (including retained or replacement
quality, low impact development and education for all	<ul> <li>to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> </ul>	Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually				
	<ul> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's				
17. Provide a range of commercial	Would the development of the site / policy option:	population (2012/13). Targets: increase in registered businesses;	+	+	+	Mixed use development that has the potential to create a significant number of jobs.
development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town,	<ul> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> </ul>	decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012				
district, local and neighbourhood centres	<ul> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data);				

	SHLAABWB022: Land at Station Approach, West Byfleet, KT14 6NG [includes Sheer House]
0.8 hectare site for	mixed use development to comprise retail (including replacement Waitrose store), community facilities (including retained or replacement
	d residential including Affordable Housing
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	low UK Competitiveness
	Index ranking in Surrey
	(but performing well
	regionally/nationally);
	decrease in B1, B2 and
	B8 floorspace (2013); high
	vacancy rates for
	commercial and industrial
	floorspace (20.3% in
1	2013); retail vacancy rate
	in Town Centre continues
	to increase. Retail
	vacancy rates in other
	urban centres gradually
	falling (except in Horsell). Overall Conclusions
Summary of Social	development will create enhanced social and community facilities;
Impacts & Issues	<ul> <li>positive contribution to housing;</li> </ul>
	<ul> <li>positive contribution to nousing,</li> <li>positive impacts on health and well being.</li> </ul>
Summary of	<ul> <li>efficient and effective use of previously developed land;</li> </ul>
Environmental	<ul> <li>District Centre location with potential to promote sustainable modes of travel</li> </ul>
Impacts & Issues	<ul> <li>Regeneration of a District Centre</li> </ul>
Summary of	Commercial development will create jobs and enhance the economy of the area.
Economic Impacts &	
Issues	
Summary of optimising	n/mitigation measures
	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
	of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
	ssessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
	design to ensure that development enhances adjacent heritage asset.
	locations are required to make a contribution to avoid harm to the SPA (Policy CS8)
<ul> <li>Design of the</li> </ul>	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<ul> <li>Design of the</li> </ul>	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
	velopment to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,
landform, orie	entation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
Design of dev	velopment should facilitate the reduction of waste and the recycling and composting of the waste produced
<ul> <li>Design of the</li> </ul>	development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v			1	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 28 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line wit Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and well being via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the nearby centre.

	HLAABWB024: Camphill Club and Sco					
	PHLAABWB024: Camphill Club and Sco r mixed use development to comprise open space for informal and/or formal recreation?					mmunity use
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	0	0	0	Indices of Multiple Deprivation (IMD, 2010) does not identify

	SHLAABWB024: Camphill Club and Sco					mmunity.uoo
crime and social exclusion	<ul> <li>r mixed use development to comprise</li> <li>option: <ul> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul> </li> </ul>	deprivation, crime, anti- social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.		lousing		<ul> <li>any issues at this location.</li> <li>Community facilities would be re-provision of the existing. Development will have neutral impacts on this objective.</li> <li>However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>400-800m access by foot to nearest centre (within suitable walking distance)</li> <li>0-1333m access by bicycle to nearest centre</li> <li>0-10min distance to nearest railway station</li> <li>0-5 minutes walk to a primary school</li> <li>6-10 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> The site is outside of the Local Centre but is within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced.

	HLAABWB024: Camphill Club and Sco					
0.38 hectare site fo	r mixed use development to comprise	residential including Affo	rdable	Housing	and co	mmunity use
						The development would re-provide the existing community use.
						Site will provide a social and community facility. There will be no net loss of community facility as the existing facility will be re-provided as part of the development.
	Environmental object	tives: protecting and enhancin	g our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing previously developed site. Development will result in an effective use of previously developed land.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Site is within walking and cycling distance from the West Byfleet District Centre and the railway station. In this regard, it will minimise the need to travel by the car. The benefits will neutralise any potential negative impacts.
8. Reduce land contamination and	Would the development of the site / policy option:	Targets: reduce land contamination and avoid	0	0	0	Development impacts on the objective is predicted to be neutral.

safeguard agricultural soil	<ul> <li>• avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> </ul>	development on Grade 1, 2 or 3a agricultural land.		Ŭ		
quality	• support the remediation of contaminated land?	Source: NPPF.				
	<ul> <li>reduce the risk of creating further contamination?</li> </ul>	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations Some mature trees on the boundary. Development should seek to retain trees. Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes	-	-	-	Locally listed building in the vicinity. Regard should be had to this.

	HLAABWB024: Camphill Club and Sco					
0.38 nectare site to	r mixed use development to comprise	designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	<u>rdable  </u>	Housing		
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Without prior assessment.Targets: decrease in carbon emissions and increase energy from renewable sources.Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22.Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22.Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 Level 4 or 5 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., depending on the siting and quantity of development. This will be determined on a case by case basis.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to achieve Code for Sustainable Homes/BREEAM.</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>

U.So nectare site fo	r mixed use development to comprise	residential including Affo	lable	nousing	and co	
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes, depending on the siting of the proposed development. This will be determined on a case by case basis. It will also be required to meet the water efficiency criteria for BREEAM 'very good' for any non-residential buildings over 1,000 sqm. The Environment Agency has confirmed that there are no
	<ul> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> </ul>	Strategy Policy CS22. Trends: river quality in the				Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within

	HLAABWB024: Camphill Club and Sco r mixed use development to comprise					mmunity.uoo
0.36 nectare site for	provide adequate wastewater and sewerage infrastructure?	Borough remains poor/moderate; consumption of water remains high.		Housing		neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure.
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Site in within easy walking and cycling distance to the West Byfleet District Centre. It is also close to the railway station and has the potential to reduce the need to travel, in particular, by the car.
	Economic ol	ojectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	0		0	
stable levels of employment and productivity, and encourage high	<ul> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible</li> </ul>	employment provision and job opportunities; increase access to and participation in education.	c			

SITE/0050/WBYF SH	HLAABWB024: Camphill Club and Sco	out Hut. Camphill Road V	Vest Bvf	leet. KT1	4 6EF	
	mixed use development to comprise					nmunity use
quality, low impact	to local residents?	Source: NPPF and				
development and	<ul> <li>enable local people to work near their</li> </ul>	Woking Economic				
education for all	homes?	Development Strategy				
	<ul> <li>ensure the timely provision of</li> </ul>	(2012)				
	infrastructure?					
	<ul> <li>support the implementation of</li> </ul>	Trends: gradually				
	BREEAM?	increasing economically				
	<ul> <li>support a better match between</li> </ul>	active population (51,800				
	education and local employment	in 2012/13 from 51,000 in				
	opportunities?	2011/12); steady supply of				
	<ul> <li>improve access to and participation in</li> </ul>	jobs; decreasing number				
	education?	of unemployment benefit				
		claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active				
		people – performing better than regional and national				
		levels.				
		Increase in number of				
		people with NVQ2 and				
		higher qualifications since				
		2010. However, number				
		of people with no				
		qualifications has				
		increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
		population (2012/13).				
17. Provide a range	Would the development of the site / policy	Targets: increase in	0	0	0	
of commercial	option:	registered businesses;				
development	<ul> <li>lead to the loss of viable</li> </ul>	decrease in amount of				
opportunities to meet	employment/jobs?	vacant retail, commercial				
the needs of the	<ul> <li>deliver sufficient employment land?</li> </ul>	and industrial floorspace;				
economy and, in	<ul> <li>provide for the needs of business in</li> </ul>	improve quality of office				
particular, support	urban and rural areas (such as range of	space. Source: Economic				
and enhance	premises, land, infrastructure and	Development Strategy				
economies of town,	services)?	2012				
district, local and neighbourhood	• increase the economic benefit derived	Trends: increase in no. of				
centres	from the historic environment?	VAT registered				
06111163	• support start-up and local businesses?	businesses (from 1997 to				
	• support the vibrancy of the town, district	2007 – no recent data);				
	and local centres?	low UK Competitiveness				
		Index ranking in Surrey				

	SHLAABWB024: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF				
0.30 nectare site to	r mixed use development to comprise residential including Affordable Housing and community use (but performing well )				
	regionally/nationally);				
	decrease in B1, B2 and				
	B8 floorspace (2013); high				
	vacancy rates for				
	commercial and industrial				
	floorspace (20.3% in				
	2013); retail vacancy rate				
	in Town Centre continues to increase. Retail				
	vacancy rates in other				
	urban centres gradually				
	falling (except in Horsell).				
	Overall Conclusions				
Summary of Social	provision of social and community facility;				
Impacts & Issues	<ul> <li>positive contribution towards housing provision;</li> </ul>				
	positive impact on health and wellbeing.				
Summary of	<ul> <li>efficient use of previously developed site;</li> </ul>				
Environmental	<ul> <li>potential to reduce the need to travel by car;</li> </ul>				
Impacts & Issues	potential for use of sustainable modes of travel				
Summary of					
Economic Impacts &					
Issues Summary of optimising					
	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise				
	to f dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)				
	ssessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)				
	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance				
	location are required to make a contribution to avoid harm to the SPA (Policy CS8)				
	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features				
	relopment to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,				
	entation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change				
	velopment should facilitate the reduction of waste and the recycling and composting of the waste produced				
<ul> <li>Design of the</li> </ul>	development would have to provide suitable wastewater and sewerage infrastructure				
<ul> <li>Encourage su</li> </ul>	ustainable modes of travel				

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and			
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 8 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over between 11 and 14 homes (and assumed to be more than 1,000 square metres of gross floorspace), under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> <i>and Performance Plan</i> 2013-14	+	+	+	Development will bring about positive impacts on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

SITE/0071/WBYE SHI	_AABWB025: 1, 3, 5, 7, 9, 11, 13 and 15 Ol	d Woking Road West Buflee	+ KT14	si w		
	nixed use development to comprise retail a					
	open space for informal and/or formal	Trends: 86.3% of people				
	recreation?	describe their health as				
		good, higher than South				
		East and national average				
		(upward trend). Life				
		expectancy is increasing.				
		Death rates from heart				
		disease slightly lower than				
		national and regional				
		levels, but from cancer				
		and stroke slightly higher				
		than national and regional				
		levels. Death rates from				
		heart disease and stroke				
		decreasing, and from				
		cancer static. Participation				
		in both health and				
		exercise activities has				
		significantly increased in				
		recent years.				
3. Reduce	Would the development of the site / policy	Trends: No development	0	0	0	Site located within Flood Zone 1, where development is
vulnerability to	option:	has been/is permitted in				recommended to take place and will therefore have a neutral
flooding and harm	<ul> <li>result in development within an area at</li> </ul>	the floodplain against the				impact in terms of this objective.
from flooding on	risk of flooding (e.g. flood zone 3a and	advice of the Environment				
public well-being, the	3b or areas of known pluvial flooding)?	Agency.				
economy and the environment	<ul> <li>reduce flood risk to the development</li> </ul>					
environment	and to adjacent development?					
	<ul> <li>avoid an adverse impact on flood zones</li> </ul>					
	3a and 3b?					
-	<ul> <li>resolve an existing drainage problem?</li> </ul>					
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	+	+	+	Indices of Multiple Deprivation (IMD, 2010) does not identify
crime and social	option:	deprivation, crime, anti-				any issues at this location.
exclusion	<ul> <li>address issues of deprivation?</li> </ul>	social behaviour and				
	<ul> <li>help improve social inclusion?</li> </ul>	number of benefit				Whilst the housing element of the development will overall
	<ul> <li>support safe communities by reducing</li> </ul>	claimants.				have a neutral impact on this objective, the development is a
	crime levels?	Source: Woking Service &				mixed use development to include additional employment
	<ul> <li>help reduce the fear of crime?</li> </ul>	Performance Plan 2013-				floorspace (retail). This will create additional jobs, some of
	<ul> <li>ensure the timely provision of</li> </ul>	14				which could be sourced from the local area, which will have
	infrastructure to support communities?	Tranda: Number of pasta				direct impacts on poverty.
		Trends: Number of people claiming Job Seekers				Coroful dopion of the cohome could reduce the fact of crime
		Allowance decreased				Careful design of the scheme could reduce the fear of crime.
		between 2010-2014.				Optimising/mitigating measures:
		Total number of people				
		claiming benefits lower				Design of the scheme to seek to design out crime
		Claiming Denenits IOWEI				and reduce the fear of crime. For example,

0.15 hectare site for n	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	designing in natural surveillance         The site is located within:         •         West Byfleet District Centre         •       0-10 minutes walking distance to West Byfleet railway station         •       0-5 minutes walk to a primary school         •       6-10 minutes walk to a secondary school         •       0-5 minutes walk to a GP         •       10-20 minutes to Woking Town Centre         The site is within the District Centre and within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced.         The development would help to support existing services and facilities.         There would be no net loss of retail as existing retail would be re-provided.
	Environmental obiec	tives: protecting and enhancin	a our nat	ural. built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to	+	+	+	Site is an existing previously developed site. Its development will intensify the use on the site and maximise the use of previously developed land.

	nixed use development to comprise retail a buildings?	be directed to urban				
	<ul> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.				
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	The impacts of developing the site on this objective is predicted to be neutral.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Impacts are predicted to be neutral. The proposed use will not lead to any contamination of the site.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: All housing allocation are required to make a contribution to avoid harm to the SPA.

	nixed use development to comprise retail a habitats?	'unfavourable but				
	<ul> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> </ul>	recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG				
	<ul> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and andscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential			-	Site is within a Conservation Area. Numbers 1, 3 and 13 Old Woking Road are locally listed buildings. Opposite the site is a Grade 11 Listed building. The impacts of the development on these heritage assets would depend on how sensitively the development responds to its context. Nevertheless, it has the potential through high quality design to enhance the heritage assets and bring positive benefits. As mitigation, the allocation should build in a requirement fo good quality design that enhances the heritage assets of the area.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar</li> </ul>	without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable	0	0	0	The mixed use development would be required to achieve the energy and water components of Level 4 of the Code fo Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.

	_AABWB025: 1, 3, 5, 7, 9, 11, 13 and 15 Ol					
0.15 hectare site for n production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>nixed use development to comprise retail a gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	and residential including Aff Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	<u>ordable</u>	Housing		The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve	Would the development of the site / policy option: • support a reduction in the generation of	Targets: decrease amount of waste produced per capita; increase	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development.

sustainable	nixed use development to comprise retail a waste?	percentage of		Ŭ		The negative short term score reflects that all new
management of waste	minimise waste in the construction process?	recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.				development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures:</li> </ul>
	<ul><li>through remediation?</li><li>provide adequate wastewater and sewerage infrastructure?</li></ul>	Borough remains poor/moderate; consumption of water remains high.				Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.	+	+	+	District Centre location in close proximity to the railway station and a number of bus stops. Site is in close proximity to key services and facilities and will consequently reduce the need to travel, in particular, by the car.
	<ul> <li>public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport,</li> </ul>	Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by				

	nixed use development to comprise retail a health centres etc.?	bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in				
		cycling infrastructure resulting in 53% increase				
		in cycle journeys to town				
		centre, and 27% increase				
		across the Borough since				
		May 2010; increase in rail passengers; increase in				
		proportion of new				
		residential development				
		within 30 minutes public				
		transport time of key				
	Economic ol	services. bjectives: building a strong, re	snonsiva	and comp	atitiva ac	2000mV
6. Maintain high and	Would the development of the site / policy	Targets: increase	+	4	+	Significant potential for job creation through the retail
stable levels of	option:	employment provision and				element of the allocation.
employment and	<ul> <li>encourage diversity and quality of</li> </ul>	job opportunities; increase				
roductivity, and	employment in the Borough?	access to and				
ncourage high	<ul> <li>encourage provision of jobs accessible</li> </ul>	participation in education.				
uality, low impact levelopment and	to local residents?	Source: NPPF and Woking Economic				
education for all	<ul> <li>enable local people to work near their homes?</li> </ul>	Development Strategy				
	<ul> <li>ensure the timely provision of</li> </ul>	(2012)				
	infrastructure?					
	<ul> <li>support the implementation of</li> </ul>	Trends: gradually				
	BREEAM?	increasing economically				
	<ul> <li>support a better match between</li> </ul>	active population (51,800 in 2012/13 from 51,000 in				
	education and local employment	2011/12); steady supply of				
	<ul><li>opportunities?</li><li>improve access to and participation in</li></ul>	jobs; decreasing number				
	education?	of unemployment benefit				
	education:	claimants; increase in				
		number of apprentices;				
		numbers of unemployed economically active				
		people – performing better				
		than regional and national				
		levels.				
		Increase in number of				
		people with NVQ2 and				
		higher qualifications since				
		2010. However, number			1	
		of people with no				

		increased by 1,100 in one				
		year and makes up nearly 7% of the Borough's				
		population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>		+	+	+	Significant potential for job creation through the retail element of the allocation.
		floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).				
		Overall Concl	usions			
Summary of Social Impacts & Issues	<ul> <li>positive contribution towards housi</li> <li>Positive impact on health and wells</li> </ul>					
Summary of	<ul> <li>District Centre location promotes u</li> </ul>		vel:			
Environmental Impacts & Issues	Effective and efficient use of previo		· · · · ·			
Summary of Economic Impacts & Issues	<ul> <li>Job creation through significant retained</li> </ul>	ail provision.				

## SITE/0071/WBYF, SHLAABWB025: 1, 3, 5, 7, 9, 11, 13 and 15 Old Woking Road, West Byfleet, KT14 6LW 0.15 hectare site for mixed use development to comprise retail and residential including Affordable Housing

- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- All housing allocation to make a contribution to avoid harm to the SPA (Policy CS8)
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- High quality design to enhance the heritage assets of the area

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ribrant and			
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Housing Register high but decreasing. Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	0	0	0	As an allocation for industrial development, a neutral effect terms of this objective.

4.82 hectare site fo	HLAAWB003 (SHLAA 2014 Ref): Camp r industrial use open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>The majority of the site lies within Flood Zone 1, where development s recommended.</li> <li>20% is within Flood Zone 2 where development would be at risk of flooding or would exacerbate the risk of flooding. This is because the site is located adjacent to the Basingstoke Canal and the Rive Ditch.</li> <li>Applications or allocations within Flood Zone 2 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test). A site-specific Flood Risk Assessment is required for all proposals for new development (including minor development and change of use) in Flood Zones 2 (NPPF, para. 103). Development should be located within Flood Zone 1 only, this would ensure the development would not exacerbate flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</li> <li>All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not</li> </ul>

	HLAAWB003 (SHLAA 2014 Ref): Camp	ohill Tip, Camphill Road, V	West By	fleet, KT	14 6EW	1
4.82 hectare site fo						<ul> <li>feasible, the Council will require evidence illustrating this (Policy CS9).</li> <li>Overall, a neutral impact in terms of this objective.</li> <li>Optimising/mitigating measures: <ul> <li>Flood Risk Assessment</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Development should be located within Flood Zone 1 only</li> </ul> </li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+	+	+	<ul> <li>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve	Would the development of the site / policy	Targets: improve	-	-	-	The site is located within:

	HLAAWB003 (SHLAA 2014 Ref): Camp	ohill Tip, Camphill Road, V	West By	fleet, KT	14 6EW	
4.82 hectare site for accessibility to all services and facilities	<ul> <li>r industrial use</li> <li>option: <ul> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul> </li> </ul>	accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased accessibility to local services by public transport over last three years.				<ul> <li>1600-2000m access by foot to nearest centre</li> <li>1333-2666m access by bicycle to nearest centre</li> <li>0-10 minutes to nearest railway station</li> <li>6-10min distance to nearest primary school</li> <li>26-30min distance to nearest secondary school</li> <li>26-30 minutes walk to a GP</li> </ul> The site is outside of the nearest centre and is beyond reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities would not be reduced. The development would help to support existing services and facilities in the community. It would also provide access to employment. However this is not considered to outweigh the negative impacts of its location in terms of accessibility to services and facilities. Optimising/mitigating measures: <ul> <li>Improve access to key services and facilities</li> </ul>
6. Make the best use of previously developed land and existing buildings	Environmental object Would the development of the site / policy option: • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land?	tives: protecting and enhancin Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and	<u>g our nat</u> +	ural, built a	and histo +	ric environment Development will utilise and maximise the use of existing previously developed site.
7. Minimise air, light	Would the development of the site / policy	exceeded. Targets: improve air	-	0	0	

SITE/0003/WBYF, S 4.82 hectare site for	SHLAAWB003 (SHLAA 2014 Ref): Camp or industrial use	ohill Tip, Camphill Road,	West By	/fleet, K1	14 6EW	V
and noise pollution	<ul> <li>option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				Site is close to railway line and the M25 Motorway. Development will be affected by these sources of noise. Development should include appropriate mitigation measures to address adverse noise impacts. It is envisage that the proposed mitigation will help neutralise the short term negative impacts in the medium to long term.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Site is a former waste tip. Development will provide remediation and bring it into effective use
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity.Source: Core StrategyObjectives (Surrey Biodiversity Action Plan Targets under revision).Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	-	-	-	Former Tip site now greenfield land with significant coverage by trees. Redevelopment could mean substantial trees loss the loss of habitats, which will have a negative impact on biodiversity. Optimising/mitigation measures: The presence of any protected species / biodiversity would be assessed at the time of an application, in light of site visit observations. Mitigation measures should be introduced if redevelopment of the site would have an adverse impact. Mitigation against harm to the SPA is not usually sought for commercial development
10. Conserve and enhance and where appropriate make accessible for	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy	-	-	0	Former Tip site now greenfield land with significant coverage by trees. Redevelopment could mean substantial trees loss. This would have an impact on the existing landscape character of the site.

	HLAAWB003 (SHLAA 2014 Ref): Camp	ohill Tip, Camphill Road, V	Nest By	fleet, KT	14 6EW	1
4.82 hectare site fo enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>r industrial use</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				Optimising/mitigation measures: Careful design to minimise the impact of development on the surrounding landscape.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source:	0	0	0	The industrial development would be required to achieve the energy and water components of BREEAM 'very good'. The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Any high energy use buildings within the development should consider establishing or connecting to an existing CHP network.

	<ul> <li>facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM and possible connection with a CHP network. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network for
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	high energy uses Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The proposed use for the site could result in a significant amount of waste depending on the specific use of the development. High waste producing uses will need to mitigate any significant increase in waste prior to the commencement of development. Generally, most waste produced in industrial/commercial sites can be recycled. The

## SITE/0003/WBYF, SHLAAWB003 (SHLAA 2014 Ref): Camphill Tip, Camphill Road, West Byfleet, KT14 6EW 4.82 hectare site for industrial use

4.82 hectare site fo	r industrial use					
		Trends: increase in recycling and composting; decrease in waste going to landfill.				negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source:</i> <i>Water Framework</i> <i>Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core</i> <i>Strategy Policy CS22.</i> Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>A watercourse runs through/parallel to the site and there is the potential for water contamination during and post construction. Suitable mitigation measures will need to be implemented to prevent water resource pollution before construction commences.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>Mitigation measures to ensure watercourse does not become contaminated</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.	+	+	+	Site within walking distance to railway station and the District Centre and a bus stop. It is served by two cycle routes. It help reduce the need to travel.

SITE/0003/WBYF, S	HLAAWB003 (SHLAA 2014 Ref): Camp	ohill Tip, Camphill Road, V	West By	/fleet, KT	14 6EW	
SITE/0003/WBYF, S 4.82 hectare site fo		Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public	West By	fleet, KT	14 6EW	
		transport time of key				
		services.		L .		
16. Maintain high and	Would the development of the site / policy	bjectives: building a strong, re Targets: increase	sponsive +	and comp	etitive ec	Site is allocated for employment use and will generate jobs.
stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> </ul>	employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012)	T	T	T	Site is anotated for employment use and will generate jobs.
	<ul> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national				

SITE/0003/WBYE S	HLAAWB003 (SHLAA 2014 Ref): Camp	hill Tin Camphill Road	Nest By	fleet KT	14 6FW	1
4.82 hectare site for 17. Provide a range	v industrial use	levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in	+	+	+	Site is allocated for employment use and will generate jobs
of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).				
Summary of Social		Overall Concl	usions			
Impacts & Issues						
Summary of Environmental	<ul> <li>Efficient use of previously develope</li> <li>Development has the potential to re</li> </ul>		r;			

4.82 hectare site for	
Impacts & Issues	Opportunity to bring contaminated land into effective use.
Summary of	<ul> <li>Potential for employment use and job creation;</li> </ul>
Economic Impacts & Issues	Development will enhance the economy of the area.
Summary of optimising,	/mitigating measures
<ul> <li>Flood Risk As</li> </ul>	sessment
<ul> <li>Design of the state</li> </ul>	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<ul> <li>Improve acces</li> </ul>	ss to key services and facilities
	remediation measures will be required
The presence	of any protected species / biodiversity would be assessed at the time of an application, in light of site visit observations. Mitigation measures should be introduced if t of the site would have an adverse impact
<ul> <li>Mitigation mea</li> </ul>	asures to ensure watercourse does not become contaminated
<ul> <li>Design of the</li> </ul>	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
	elopment to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the
<ul> <li>Undertake fea</li> </ul>	sibility study for connection to CHP network for high energy uses
<ul> <li>Design of development</li> </ul>	elopment should facilitate the reduction of waste and the recycling and composting of the waste produced
<ul> <li>Design of the</li> </ul>	development would have to provide suitable wastewater and sewerage infrastructure
<ul> <li>Careful design</li> </ul>	to minimise the impact of development on the surrounding landscape.

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5-	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
				20yrs	L	
4 Dravision of		bjectives: supporting strong, v				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 12 dwellings (SHLAA, 2017).</li> <li>As a greenfield site (car park land) of over between 11 and 14 homes (and assumed to be more than 1,000 square metres of gross floorspace), under 0.5 ha site area, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan	+	+	+	Development will bring about positive impacts on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	r mixed use development to comprise open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g through minimising paved areas, keeping drains clear general maintenance), followed by source control measures: A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overal neutral score.</li> <li>Optimising/mitigating measures:         <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and fou water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Multiple Deprivation (IMD, 2010) does not identif any issues at this location.

	<ul> <li>HLAABWB021: Car park to east of Entrinsed use development to comprise</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	residential including Affo social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	<ul> <li>who believe the Police and Council are dealing with anti-social behaviour and crime.</li> <li>Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18</li> <li>Trends: increased accessibility to local services by public transport over last three years.</li> </ul>	+	+	+	<ul> <li>The site is located within:</li> <li>West Byfleet District Centre</li> <li>0-10 minutes walking distance to West Byfleet railway station</li> <li>0-5 minutes walk to a primary school</li> <li>6-10 minutes walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> <li>10-20min distance to Woking town centre</li> </ul> The site is within the District Centre and within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced. The development would help to support existing services and

	HLAABWB021: Car park to east of Ent r mixed use development to comprise					
				Ŭ		facilities.
	Environmental object	tives: protecting and enhancir	a our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy 	+	+	+	Site is a previously developed site. Its development will help maximise the efficient use of previously developed land.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	0	0	Development will be exposed to noise pollution from the railway and other commercial and night time activities nearby. The allocation will have to ensure that the design of development that will come forward will have noise attenuation measures. The site is in a sustainable location and in close proximity to services and facilities. This will significant minimise the need to travel with positive impacts on congestion. The initial shor term negative impacts will be neutralised in the medium to long term.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land;	+	+	+	Due to previous use, contamination may be present on the site. Development will offer opportunity remediation.

		increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: All housing allocations will be required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.	-	-	-	Development is adjacent to a Conservation Area and a listed building. It is important that the development of the site is of exceptional quality of design to avoid negative impacts of the nearby heritage assets

	r mixed use development to comprise	Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core</i> <i>Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source:</i> <i>Core Strategy Policies</i> <i>CS9 &amp; CS22.</i> Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> </ul>	Targets: increase use of locally produced resources. Source: Core Strategy Policy CS22. All residents to have access to allotment within 800m of home. Source: Core Strategy Policy	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to

	HLAABWB021: Car park to east of Ent r mixed use development to comprise					
	<ul> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	CS17. Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures:
		recycling and composting; decrease in waste going to landfill.				Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 5 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable</li> </ul>
	<ul> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	poor/moderate; consumption of water remains high.				wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase	+	+	+	Site is adjacent to the railway station and cycle parking facilities. The site is in the District Centre and in close proximity and walking and cycling distance to key services and facilities. It has significant potential to reduce the need to travel by occupants of the development.

	HLAABWB021: Car park to east of Ent r mixed use development to comprise					
existing transport infrastructure	<ul> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.		Tousing		
		pjectives: building a strong, re	sponsive	and comp	etitive ec	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy</i> (2012)	+	+	+	Site is allocated for mixed use development to include commercial development. This will create job.
	<ul> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> </ul>	Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of				

	<ul> <li>improve access to and participation in education?</li> </ul>	jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues	+	+	+	Site is allocated for mixed use development to include commercial development. This will create jobs.

	vacancy rates in other
	urban centres gradually
	falling (except in Horsell).
<u> </u>	Overall Conclusions
Summary of Social	Positive contribution towards housing requirement;
Impacts & Issues	Positive impact on well being.
Summary of	Effective use of previously development land;
Environmental	Potential for negative noise impacts.
Impacts & Issues	Mived was development to include commensial development. This would exact in the local exact
Summary of	Mixed use development to include commercial development. This would create jobs in the local area.
Economic Impacts & Issues	
	g/mitigation measures
	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
	c of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
	ssessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
-	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
	ment and noise mitigation measures as integral part of design
	ar parking provision to minimise car ownership and use
	evelopment to make contribution to mitigate against harm to SPA.
	tion to detailed design to minimise impacts of development on nearby heritage assets
	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
	velopment to achieve Code for Sustainable Homes Level 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,
	entation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
	velopment should facilitate the reduction of waste and the recycling and composting of the waste produced
<ul> <li>Design of the</li> </ul>	development would have to provide suitable wastewater and sewerage infrastructure

Design of the development would have to provide suitable wastewater and sewerage infrastructure

ITE/0008/WBYF, SHLAABWB019: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA 0.12 hectare site for residential including Affordable Housing								
SA Objective	Decision-making criteria	Indicators and targets	Short- term 0-5yrs	Mediu m-term 5-20yrs	Long- term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)		
	supporting strong, vibrant and healthy commu							
<ol> <li>Provision of sufficient housing which meets the needs of the community and which is at an affordable price</li> <li>2. Facilitate the</li> </ol>	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing. Targets: increased life	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. The residential yield is 10 (SHLAA, 2017).</li> <li>Affordable housing would be required in line with Policy CS12, and supplementary guidance note.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>		
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal</li> </ul>	expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre. The site is within West Byfleet District Centre and the health services therein. It is also within walking distance of leisure and open space facilities including West Byfleet Recreation Ground. These are all positive effects arising from the development.		

	te for residential including Affordable	describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well- being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>resolve an existing drainage problem?</li> <li>Would the development of the site / policy option: <ul> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul> </li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures:         <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

<u>0.12 hectare si</u>		average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>West Byfleet District Centre</li> <li>0-10mins walking distance to West Byfleet railway station</li> <li>0-5 minutes walk to a primary school</li> <li>11-15 minutes walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> <li>within 250m of public footpath</li> <li>within 250m of bus services and bus stops</li> <li>10-20mins drive to Town Centre</li> </ul> The site is within the District Centre and within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced. The development would help to support existing services and facilities in the community. This is represented by the positive score.
Environmental ob	jectives: protecting and enhancing our natura		nt			
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.	+	+	+	Development of the site would support the use and remediation of previously development land. Development will also support the remediation of contaminated land and reduce the risk of creating further contamination. Optimising/mitigating measures: Remediation of land

	<ul> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Development could result in more vehicle movements and consequent emissions. However the site is within West Byfleet District Centre and further improvements could be made to improve connectivity to public transport and local facilities by foot and cycle. This has the potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling. Optimising/mitigating measures: Additional access improvements to key services and facilities.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development of the site would support the remediation of contaminated land as well as reduce the risk of creating further contamination. Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid land take of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).	0	0	0	The site is located within West Byfleet District Centre. PDL site with no ecological designations. The residential development of the site would result in an increase in dwellings. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required.

	<ul> <li>te for residential including Affordable</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird				
10. Conserve and enhance appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	populations.Targets: preserve and enhance cultural and historic features.Source: Core Strategy Policy CS20Improved provision of open space. Source: Core Strategy Policy CS17Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	Redevelopment of this site will not have any impact on important landscapes or heritage assets.
11. Reduce the causes of climate change	Would the development of the site / policy option: • improve the energy efficiency of the	Targets: decrease in carbon emissions and increase energy from	0	0	0	The residential development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes depending on the siting and quantity of

	, SHLAABWB019: Phoenix House, Pyr te for residential including Affordable I		KT14 6R	Α		
- particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>development. This will be determined on a case by case basis.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non- renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce	Would the development of the site / policy	Targets: decrease amount	-	0	0	The Council has effective measures, policies and guidance in

waste	option:	of waste produced per				place to reduce the amount of household and trade waste that
generation and disposal and achieve sustainable management of waste	<ul> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in				is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		recycling and composting; decrease in waste going to landfill.				Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town,</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of people travelling to work	+	+	+	The site is within West Byfleet District Centre, where shops and facilities are located. Bus routes and bus stops on Old Woking Road facilitate sustainable travel to Woking Town Centre and Byfleet. Cycle routes and public footpaths are within 250m of the site. Any new development would be expected to contribute to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution.

0.12 hectare si	te for residential including Affordable i • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
	ves: building a strong, responsive and compet	itive economy	-	•		
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and			-	<ul> <li>Development would result in the loss of employment/jobs within a District Centre. This would conflict with Core Strategy Policy CS3 and CS15 which seeks to retain employment uses in sustainable locations. Due to the size of the site, it is unlikely that the site is suitable for a mixed use residential and employment scheme, therefore residential development would result in the loss of employment opportunities. Relocation of the existing business to another area within the borough could have a negative effect on the vibrancy and viability of West Byfleet District Centre.</li> <li>The current use of the site is to provide premises and support to start up companies in the borough and encourages the provision of a diverse range of jobs that are accessible to local residents.</li> <li>Residential development in this location would enable people to live near places of work and have good access to West Byfleet Railway Station.</li> <li>Summary of optimising/mitigating measures: Retain existing office/commercial floorspace and employment opportunities</li> </ul>

	F, SHLAABWB019: Phoenix House, Py		KT14 6RA		
0.12 hectare sit	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Housinghigher qualifications since2010. However, numberof people with noqualifications hasincreased by 1,100 in oneyear and makes up nearly7% of the Borough'spopulation (2012/13).Targets: increase inregistered businesses;decrease in amount ofvacant retail, commercialand industrial floorspace;improve quality of officespace. Source: EconomicDevelopment Strategy2012Trends: increase in no. ofVAT registeredbusinesses (from 1997 to2007 – no recent data);low UK CompetitivenessIndex ranking in Surrey(but performing wellregionally/nationally);decrease in B1, B2 andB8 floorspace (2013); highvacancy rates forcommercial and industrialfloorspace (20.3% in2013); retail vacancy ratein Town Centre continuesto increase. Retailvacancy rates in otherurban centres graduallyfalling (except in Horsell).			Development would result in the loss of employment/jobs for start up and local businesses in the borough. This could have a negative impact on the vibrancy and viability of the district centre.
<b>Overall Conclusi</b>	ions			I	
Summary of Social Impacts & Issues	Contribution towards housing requirement; Excellent access to range of services and fa	acilities.			
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; District Centre location promotes use of sus	tainable modes of travel.			

ITE/0008/WB	/F, SHLAABWB019: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA						
	site for residential including Affordable Housing						
Summary of	Development would result in the loss of commercial floorspace;						
Economic	Development would result in the loss of employment/jobs.						
Impacts & Issues							
	I imising/mitigating measures:						
	ble housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise						
	e a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)						
<ul> <li>Design</li> </ul>	of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance						
Remea	liation of land						
<ul> <li>Design</li> </ul>	of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features						
	of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy apt to the impacts of climate change						
<ul> <li>Design</li> </ul>	of development should facilitate the reduction of waste and the recycling and composting of the waste produced						
	<ul> <li>Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>						
	<ul> <li>Additional access improvements to key services and facilities</li> </ul>						
	rinvestigation into land contamination, in consultation with Environmental Health and Environment Agency						
Retain existing office/commercial floorspace and employment opportunities							

	SHLAAWB017 (SHLAA 2014 Ref): Camp		Apex Co	ourt, Cam	phill Road	d, West Byfleet, KT14 6EB
SA Objective	r residential including Affordable Hous Decision-making criteria	Indicators and targets	Short- term 0-5yrs	Mediu m-term 5-20yrs	Long- term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
	porting strong, vibrant and healthy communitie	S			<u> </u>	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 166 dwellings (SHLAA, 2014).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, in public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people	+	+	+	Development would bring about positive impact on health and wellbeing via providing decent homes. It is within walking and cycling distance of West Byfleet Recreation Ground and Fullbrook Sports Centre, providing opportunities for sport and recreation. Optimising/mitigating measures: • Improve accessibility to key services and facilities

2.21 hectare site for residential including Affordable Housing       describe their health as good, higher than South East and national average lupward tendy. Life site increasing. Desht rates from heart and and and regional levels. but from cancer state. Participation in toot health and decreasing and from cancer state. Participation in toot health and serves and stoke slightly higher than stoke in the Environment and and regional in toot health and solve to take the food good. The site lies within Flood Zone 2 where the fixed the development of the site / participation in toot health and advised in the Environment and a development of the site / participation in the stee from heart disease and stroke disease and from cancer state. Participation in toot health and advised of the Environment and the development within an area at miss in disonal advised of the Environment and a dispectificantly increased in the Environment and a diverse integration and stroke single and advised of the Environment and a diverse integration of the calculation and the development within a mate at miss advised the Environment and a diverse integration against the davised prometile of the Environment and a diverse integration against the davised prometile of the Environment and bar advised of the Environment and sa and so?		HLAAWB017 (SHLAA 2014 Ref): Camp		Apex Co	urt, Cam	phill Road	i, west Byrieet, KI 14 6EB
<ul> <li>3. Reduce vulnerability to find harm routing on public development of the site / policy option:</li> <li>• esult in development within an area at risk of flooding (e.g. flood zone 3 and 3b or areas of known pluvial (flooding)?</li> <li>• educe flood risk to the development?</li> <li>• avoid an adverse impact on flood zones 3 and 3b?</li> <li>• resolve an existing drainage problem?</li> <li>• resolve an existing drainage problem?</li> <li>• Trends: No development of the site / policy of the site lies within Flood Zone 2 where development would be at risk of flooding. This is because the site is located adjacent to the Basingstoke Canal and the Rive Ditch. Agency.</li> <li>• reduce flood risk to the development?</li> <li>• avoid an adverse impact on flood zones 3 and 3b?</li> <li>• resolve an existing drainage problem?</li> <li>• resolve an existing drainage problem?</li> <li>• Reduce flood risk to the development (including minor development and change of use) in Flood Zones 2 (NPPF, para. 103).</li> <li>All significant forms of development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).</li> <li>Optimising/mitigating measures:</li> <li>• Flood fisk Assessment</li> <li>• Design of the development would have to take into account SuDS and provide suitable surface and floo</li> </ul>	2.21 nectare site fo		describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
	vulnerability to flooding and harm from flooding on public well-being, the economy and the	<ul> <li>option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment	-	-		<ul> <li>development would be at risk of flooding or would exacerbat the risk of flooding. This is because the site is located adjacent to the Basingstoke Canal and the Rive Ditch.</li> <li>Applications or allocations within Flood Zone 2 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test) A site-specific Flood Risk Assessment is required for all proposals for new development (including minor development and change of use) in Flood Zones 2 (NPPF, para. 103).</li> <li>All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).</li> <li>Optimising/mitigating measures: <ul> <li>Flood Risk Assessment</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and for</li> </ul> </li> </ul>

2.21 nectare site to crime and social exclusion	r residential including Affordable Hous option: • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities?	deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing	Indices of Deprivation (IMD, 2010) does not identify any issues at this location. Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime. Optimising/mitigating measures: • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	with anti-social behaviour and crime.Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18Trends: increased accessibility to local services by public transport over last three years.	The site is located within:         • 800-1200m walking distance to West Byfleet District Centre         • 0-1333m cycling distance to District Centre         • 0-10mins walking distance to nearest railway station         • 0-5 minutes walk to a primary school         • 6-10 minutes walk to a secondary school         • 6-10 minutes walk to a GP         • within 250m of public footpath         • within 250m of bus services and bus stops         • 20-30 minutes drive to Town Centre

	r residential including Affordable Hous					reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities would not be reduced. The development would help to support existing services and facilities in the community. Development on the site would result in the loss of employment land. This is in addition to the negative impact arising from the site's location. Overall, a single negative impact in terms of this objective. Optimising/mitigating measures: Loss of employment will need to be justified Improve access to key services and facilities
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and exceeded.	+	+	+	Development of the site would support the use and remediation of previously development land. Development will also support the remediation of contaminated land and reduce the risk of creating further contamination. Optimising/mitigating measures: Remediation of land
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective	-	0	0	Development means more vehicle movements and consequent emissions. The site is outside of a reasonable walking distance to West Byfleet District Centre and improvements could be made to improve public footpaths and cycle network to increase connectivity. This has the potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling.

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	<ul> <li>may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				The site is adjacent to the railway line and noise, dust and vibrations could have a negative impact on residential amenity. Mitigation measures would need to be considered and designed into a proposed development to reduce the impact of the railway line. Optimising/mitigating measures: Improve access to key services and facilities; Mitigate negative impact of adjacent railway line.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development of the site would support the remediation of contaminated land as well as reduce the risk of creating further contamination. Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid land take of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	-	0	0	The site is also adjacent to the Basingstoke Canal, Rive Ditch and large open spaces. Development will have to ensure through design that it does not have a negative impact on these landscape features. The residential development of the site would result in an increase in dwellings. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy	-	0	0	The site is adjacent to the Basingstoke Canal, Rive Ditch and large open spaces. Development will have to ensure through design that it does not have a negative impact on these landscape features. The site is unlikely to have a negative impact on any heritage, cultural or historic environment assets.

2.21 hectare site fo Woking	<ul> <li>residential including Affordable Hous</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No				
		historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local	0	0	0	The residential development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes depending on the siting and quantity of development. This will be determined on a case by case basis. The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.

	r residential including Affordable Hous act as a carbon sink?	CO2 emissions (to 2010);				Optimising/mitigating measures:
	<ul> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	increase in sustainably constructed dwellings.				<ul> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non- renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	_	0	0	<ul> <li>The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development.</li> <li>The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.</li> <li>Optimising/mitigating measures:</li> <li>Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> </ul>
14. Maintain and improve water quality of the region's rivers	Would the development of the site / policy option: • support the improvement of water	Targets: achieve at least 'good' status in all water bodies by 2015. Source:	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed

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and groundwater, and manage water resources sustainably	<ul> <li>quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				<ul> <li>development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>A watercourse runs through/parallel to the site and there is the potential for water contamination during and post construction. Suitable mitigation measures will need to be implemented to prevent water resource pollution before construction commences.</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>Mitigation measures to ensure watercourse does not become contaminated</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2011 vs. 58.9% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase	0	0	0	The site is outside of a reasonable walking distance of West Byfleet District Centre, where shops and facilities are located. It is within walking distance of the nearest primary school and sports facilities, and cycle routes and public rights of way are close by to the site. A bus route, with its bus stops, runs along Camphill Road, which is adjacent to the site. It is considered that the site could increase reliance on private car use unless new or improved transport infrastructure, including new cycle and foot paths, is provided. Any new development would be expected to contribute to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution. Optimising/mitigating measures: Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure.

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		services.				
	uilding a strong, responsive and competitive e					
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				Development would result in the loss of employment/jobs within an Employment Area. This would conflict with Core Strategy Policy CS15 which seeks to retain employment uses in designated employment areas. Due to the size of the site and the nature of the industrial uses, it is unlikely that the site is suitable for a mixed use residential and employment scheme, therefore residential development would result in the complete loss of employment opportunities. Relocation of the existing business to another area within the borough could have a negative effect on the vibrancy and viability of the local area and West Byfleet District Centre. Residential development in this location would enable people to live near places of work and have reasonable access to West Byfleet Railway Station. Summary of optimising/mitigating measures: Retain existing office/commercial floorspace and employment opportunities

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2.21 hectare site for 17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>r residential including Affordable Hous</li> <li>Would the development of the site / policy option: <ul> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul> </li> </ul>	SingTargets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).				Development would result in the loss of a significant amount of employment/jobs within a designated employment area. This could have a negative impact on the vibrancy and viability of the district centre and the wider economy of the borough.
<b>Overall Conclusions</b>						
Summary of Social Impacts & Issues	Positive contribution towards housing requir Positive impact on health and wellbeing; Good/Average access to range of services a					
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Development would support the radiation of Reasonably located to sustainable methods Site within Flood Zone 2; Site is adjacent to Basingstoke Canal and R	contaminated land; of transport; ive Ditch.				
Summary of Economic Impacts & Issues	Development would result in the significant Development would result in the significant	oss of employment land withir				
<ul> <li>SProvide a mi</li> </ul>	/mitigating measures: using to be provided on site in line with Policy ix of dwellings types and sizes to address the ssibility to key services and facilities					

## SITE/0017/WBYF, SHLAAWB017 (SHLAA 2014 Ref): Camphill Industrial Estate and Apex Court, Camphill Road, West Byfleet, KT14 6EB 2.21 hectare site for residential including Affordable Housing

- Flood Risk Assessment
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Loss of employment will need to be justified
- Remediation of land
- Mitigate negative impact of adjacent railway line
- Further investigation into land contamination, in consultation with Environmental Health and Environment Agency
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Mitigation measures to ensure watercourse does not become contaminated
- Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure
- Retain existing office/commercial floorspace and employment opportunities

SA Objective	Decision-making criteria	Indicators and targets	Short- term	Mediu m-term	Long- term	Comments (justification of score + cumulative effects + mitigation
			0-5yrs	5-20yrs	20+yrs	measures)
	oorting strong, vibrant and healthy communities		1	1		
<ol> <li>Provision of sufficient housing which meets the needs of the community and which is at an affordable price</li> <li>2 Eacilitate the</li> </ol>	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 36 dwellings (SHLAA, 2014).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre. The site is adjacent to West Byfleet District Centre and the health services therein. It is also within a short walking distance of open space and recreation facilities, including the open space on Birch Walk and West Byfleet Recreation Ground.

	HLAAWB025 (SHLAA 2014 Ref): Elect		Nalk, We	st Byfleet	., KT14 6E	EJ
0.9 hectare site for	residential including Affordable Hous	describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				The north of the site includes a high voltage electricity pylon which may have a negative effect on the health and well being of residents, however this is not considered to outweigh the other, positive, effects arising from the site's development. Optimising/mitigating measures: • Removal of electricity pylon
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding.</li> <li>Optimising/mitigating measures:         <ul> <li>Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul> </li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service</i> &	0	0	0	Indices of Deprivation (IMD, 2010) does not identify any issues at this location. Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.

	<ul> <li>residential including Affordable Hous</li> <li>help reduce the fear of crime?</li> </ul>	Performance Plan 2013-				Optimising/mitigating measures:
	ensure the timely provision of infrastructure to support communities?	14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	0	0	0	<ul> <li>The site is located within:</li> <li>5-10 minutes access by foot to the adjacent Distric Centre (within suitable walking distance)</li> <li>0-1333m access by bicycle to nearest centre</li> <li>0-10mins walking distance to West Byfleet railway station</li> <li>6-10 minutes walk to a primary school</li> <li>6-10 minutes walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> <li>10-20mins drive to Town Centre</li> <li>within 250m of public footpath</li> <li>within 250m of bus services and bus stops</li> </ul> The site is outside of the District Centre but is within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced.

<b>_</b>						facilities in the community.
Environmental objectiv	es: protecting and enhancing our natural, buil	t and historic environment				
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				Site is predominately a brownfield site and development of the site would support the use and remediation of previously development land. There are some parts of the site howeve that are green field land. Development will also support the remediation of contaminated land and reduce the risk of creating further contamination. The remediation of contaminated land and the use of pdl against the loss of some green field land is shown by the score which shows that if green field land can be retained, it will have a positive impact on this sustainability criteria. Optimising/mitigating measures: Remediation of land Retain green field land
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	<ul> <li>Development means more vehicle movements and consequent emissions. The site is adjacent to West Byfleet District Centre and further improvements could be made to improve connectivity to public transport and local facilities b foot and cycle. This has the potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling.</li> <li>The site is located adjacent to the railway line and noise, lig and vibrations could have a negative impact on residential amenity. Development on the site would be expected to mitigate any adverse impacts on future occupiers.</li> <li>The possible impact of the railway line against the sustainable location of the site is reflected in the neutral score.</li> </ul>
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land;	+	+	+	Development of the site would support the remediation of contaminated land as well as reduce the risk of creating further contamination. Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency.

		increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid land take of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	-	0	0	<ul> <li>The site contains a small number of trees and some open space. The site therefore may have some ecological merits and provide habitats for wildlife. Adverse impacts on these habitats, including their fragmentation, can be avoided through mitigation measures adopted in the design phase. Where possible, habitats and habitat connections should be protected and enhanced.</li> <li>The residential development of the site would result in an increase in dwellings. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required.</li> <li>Optimising/mitigating measures: Landscape assessment / ecology survey / tree survey to be conducted.</li> <li>Development proposals should seek to retain and improve natural features and habitat connections where possible. Open space should include landscape features which enhance biodiversity and connectivity to surrounding habitats.</li> </ul>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets. The existing pylon on the site could potentially require relocation or the cabled moved underground. Optimising/mitigating measures: Removal of electricity pylon

	HLAAWB025 (SHLAA 2014 Ref): Electi residential including Affordable Hous	parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.	Walk, We	st Byfleet	, KT14 6E	J
		Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	The residential development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes depending on the siting and quantity of development. This will be determined on a case by case basis. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change

12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going	-	0	0	<ul> <li>The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.</li> <li>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste</li> </ul>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> </ul>	to landfill. Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22.	0	0	0	produced         Planning policy requirements should ensure the developmen is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.         The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).

	HLAAWB025 (SHLAA 2014 Ref): Elect residential including Affordable Hous	ing				
	<ul> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2011 vs. 58.9% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	The site is adjacent to West Byfleet District Centre, where shops and facilities are located. Bus routes and bus stops o Station Approach facilitate sustainable travel to Woking Tow Centre and Byfleet. Cycle routes and public footpaths are within 250m of the site. Any new development would be expected to contribute to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution.
Economic objectives: b	uilding a strong, responsive and competitive e					
16. Maintain high and stable levels of employment and productivity, and encourage high	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education.	-	-	-	Development would result in the loss of employment/jobs as the site is currently used for infrastructure. This would have a negative impact on the local economy as well as the provision of infrastructure in the borough. A suitable alternative site would need to be identified and operational

quality, low impact	r residential including Affordable Hous to local residents?	Source: NPPF and	before the site can be redeveloped for residential use.
development and	enable local people to work near their	Woking Economic	
education for all	homes?	Development Strategy	Due to the location of the site, it may lead to people living
	ensure the timely provision of infrastructure?	(2012)	near to their places of work.
	<ul> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).	Optimising/mitigation measures: The loss of an infrastructure site would need to be mitigated through the re-provision of the site elsewhere in the borough
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012-Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data);-	Residential development would lead to the loss of viable employment/jobs in the borough. This could be mitigated by relocating the existing use elsewhere in the borough. Optimising/mitigation measures: The loss of an employment site would need to be mitigated through the re-provision of the site elsewhere in the borough

	HLAAWB025 (SHLAA 2014 Ref): Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ						
0.9 hectare site for	residential including Affordable Housing						
	(but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).						
Overall Conclusions							
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing; Good access to range of services and facilities; High voltage electricity pylon could cause a health risk.						
Summary of	Efficient use of brownfield land;						
Environmental	Close to District Centre location promotes use of sustainable modes of travel;						
Impacts & Issues	Site would support the remediation of contaminated land.						
Summary of Economic Impacts & Issues	Development would result in the loss of employment land; Development would result in the loss of infrastructure.						
<ul> <li>Site to provide</li> <li>Provide a mix</li> <li>Design of the</li> <li>Flood Risk As</li> <li>Design of the</li> </ul>	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise e high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) development would have to take into account SuDS and provide suitable surface and foul water drainage sessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance						
<ul> <li>Landscape as</li> </ul>	ectricity pylon field land igation into land contamination, in consultation with Environmental Health and Environment Agency ssessment / ecology survey / tree survey to be conducted						
	<ul> <li>Development proposals should seek to retain and improve natural features and habitat connections where possible</li> <li>Open space should include landscape features which enhance biodiversity and connectivity to surrounding habitats</li> </ul>						
	elopment to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and npacts of climate change						
	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features						
	n infrastructure site would need to be mitigated through the re-provision of the site elsewhere in the borough						
<ul> <li>The loss of an</li> </ul>	The loss of an employment site would need to be mitigated through the re-provision of the site elsewhere in the borough						

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies</i> <i>CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking</i> <i>Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller</i> <i>Accommodation Assessment</i> 2012	+	+	+	Development will contribute towards meeting overall housir requirement, including affordable housing.
		Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.				
2. Facilitate the mproved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source:</i> <i>Woking Service and Performance</i> <i>Plan 2013-14</i>	+	+	+	Development will have positive impacts on health and wellbeing by providing descent homes.
		Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than				

		national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	The proposal will have a neutral effect on this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	Proposal will have neutral effect on this objective. However, careful design of the scheme will help reduce the fear of crime.
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation,</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy</i> <i>CS18</i> Trends: increased	-	+	+	The potential temporary loss of parking to serve the station during the construction phase will have short term negative effects on access to services and facilities such as the use of the station. The site is in close proximity to the station and key services and facilities. It has the potential to reduce the

	<ul> <li>health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	accessibility to local services by public transport over last three years.				need to travel. The effects in the medium to long term will be positive.
	Environmental object	ives: protecting and enhancin	g our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy</i> <i>CS10.</i> Economic development to be directed to urban centres and employment areas. <i>Source:</i> <i>Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy <i>CS10.</i>	0	0	0	The proposal will have a neutral effect on this objective
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	0	0	The close proximity of the site to the railway line makes the development susceptible to noise pollution. However, the cabe mitigated to neutralise the effects.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Input comments here to justify the score. Optimising/mitigating measures: input a bullet point list of measures here.
<ol> <li>Conserve and enhance biodiversity</li> </ol>	Would the development of the site / policy option: • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).	0	0	0	The proposal will have neutral effect on this objective.

	<ul> <li>connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	The proposal will have neutral effect on this objective.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 &	+	+	+	The site is within reasonable walking distance to key service and facilities and has the potential to reduce the need to travel by car. Consequently, this will reduce the cause of climate change.

SITE: West Byfleet	Railway Station Car Park (SHLAA N/A)					
	<ul> <li>CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy</i> <i>CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy</i> <i>Policy CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	-	+	+	Planning policy requirements will allow for the development to have positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The Climate Change SPD encourages developers to use locally sourced material to minimise impact of development on use of resources. Any short term adverse impacts can be mitigated in the medium to long term.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household waste that is generated from new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However, through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	The proposal will have neutral effect on this objective.
15. Reduce the need	Would the development of the site / policy	Targets: decrease travel by	+	+	+	The site is in close proximity to key services and facilities and

to travel, encourage	option:	car; decrease need to travel				have the potential to promote walking, cycling and use of
afe, sustainable	<ul> <li>reduce the need to travel, particularly by</li> </ul>	and distance travelled;				public vtransport.
ansport options and	car/van/lorry?	increase use of non-car				
	<ul> <li>reduce the need for car ownership?</li> </ul>	modes; increase level of				
ake the best use of	<ul> <li>support improved provision for cycling?</li> </ul>	satisfaction with ease of				
xisting transport	<ul> <li>support improved provision for walking?</li> </ul>	access to work by any mode;				
nfrastructure	<ul> <li>affect public rights of way?</li> </ul>	maintain bus patronage and				
	<ul> <li>support improved access to public transport?</li> </ul>	improve punctuality of				
	<ul> <li>support the provision of a safe transport</li> </ul>	services. Source: Surrey				
	network?	Transport Plan 2011 & Core				
	<ul> <li>be accommodated within the existing public</li> </ul>	Strategy Policy CS18.				
	transport constraints?	Trends: proportion of people				
	<ul> <li>lead to development within a main town,</li> </ul>	travelling to work by car				
	district or local centre?	remains static (57.79% in				
	<ul> <li>improve proximity to key services such as</li> </ul>	2011 vs. 58.9% in 2001) and				
	schools, food shops, public transport, health	by bicycle remains static				
	centres etc.?	(2.66% in 2011 vs. 2.7% in				
		2001); increase in cycling				
		infrastructure resulting in 53%				
		increase in cycle journeys to				
		town centre, and 27%				
		increase across the Borough				
		since May 2010; increase in				
		rail passengers; increase in				
		proportion of new residential				
		development within 30				
		minutes public transport time				
	Economic ol	of key services. ojectives: building a strong, re	cnoncivo	and comp	otitivo oc	
6. Maintain high and	Would the development of the site / policy	Targets: increase	0			Proposal will have neutral effect on this objective.
table levels of	option:	employment provision and	0	0	0	r roposal will have neutral effect on this objective.
	<ul> <li>encourage diversity and quality of</li> </ul>	job opportunities; increase				
mployment and	employment in the Borough?	access to and participation in				
roductivity, and	<ul> <li>encourage provision of jobs accessible to</li> </ul>	education. Source: NPPF and				
ncourage high	local residents?	Woking Economic Development				
uality, low impact	enable local people to work near their	Strategy (2012)				
levelopment and	homes?					
ducation for all	ensure the timely provision of infrastructure?	Trends: gradually increasing				
	<ul> <li>support the implementation of BREEAM?</li> </ul>	economically active				
	<ul> <li>support a better match between education</li> </ul>	population (51,800 in 2012/13 from 51,000 in 2011/12);				
	and local employment opportunities?					
	<ul> <li>improve access to and participation in</li> </ul>	steady supply of jobs; decreasing number of				
	education?	unemployment benefit				
		claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active people –				
		performing better than				
		regional and national levels.				
		regional and national levels.				

17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source:</i> <i>Economic Development Strategy</i> 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rates in other urban centres gradually falling	0	0	0	Proposal will have neutral effect on this objective.
		(except in Horsell). Overall Conc	usions			·
Summary of Social Impacts & Issues	The site could provide housing and associa			, which is	needed i	n the area.
Summary of Environmental Impacts & Issues	Site could be susceptible to noise pollution in the short term but can be mitigated. Site is in close proximity to services and facilities and has the potential to reduce the need to travel by car.					
Summary of Economic Impacts &	A residential site increases the supply of land for housing and plays a role in supporting the local economy.					

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	vibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies</i> <i>CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking</i> <i>Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller</i> <i>Accommodation Assessment</i> 2012	+	+	+	Development will contribute towards meeting overall housing requirement, including affordable housing. It will deliver a mix of housing types to meet local need.
		Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.				
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source:</i> <i>Woking Service and Performance</i> <i>Plan 2013-14</i>	+	+	+	Development will have positive impacts on health and wellbeing by providing descent homes.
		Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than				

SITE: Pyrford Cricket	Ground and Village Hall (SHLAA N/A)					
		national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Proposal will have neutral effect on this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	Development will have neutral impacts on this objective. However, careful design of the scheme will reduce the fear of crime.
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation,</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased accessibility to local services	-	-	-	Loss of sports and recreational community facility. The site is within reasonable walking and cycling distance to the Pyrford Centre and there is scope to reduce the need to travel by car. However, this will not be significant to override the loss of the community facility. Unless the village hall is replaced as part of the development, there will be loss of this

	1	<u>.</u>	1	1	_	1
	<ul> <li>health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural</li> </ul>	by public transport over last three years.				community facility.
	uses?					
	Environmental object	tives: protecting and enhancir	ng our nat	ural, built	and histo	pric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy</i> <i>CS10.</i> Economic development to be directed to urban centres and employment areas. <i>Source:</i> <i>Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10.	0	0	0	The proposal will have a neutral effect on this objective. Whilst it is acknowledged that the village hall is part of the proposal, it is relatively a very small part of the proposal to change the neutral score given to the objective.
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	The proposal will have a neutral score on this objective.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The development of the site will help remediate any historica contamination of the site.
9. Conserve and enhance biodiversity	Would the development of the site / policy option: • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).	0	0	0	The proposal will have a neutral score on this objective.

SITE: Pyrford Cricke	t Ground and Village Hall (SHLAA N/A)					
	<ul> <li>connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. <i>Source: Core</i> <i>Strategy Policy CS20</i> Improved provision of open space. <i>Source: Core Strategy</i> <i>Policy CS17</i> Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	-	-	-	The proposal will lead to the loss of the village hall which is a social and cultural facility of the community. A proposal that includes the replacement of the village hall will mitigate this adverse impact.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 &	+	+	+	Site is within reasonable walking and cycling distance to the Pyrford Neighbourhood Centre. There is scope to reduce the need to travel by car.

Ground and Village Hall (SHLAA N/A)					
<ul> <li>CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				
<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy</i> <i>CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy</i> <i>Policy CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	-	+	+	Planning policy requirements will allow for the development to have positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The Climate Change SPD encourages developers to use locally sourced material to minimise impact of development on use of resources. Any short term adverse impacts can be mitigated in the medium to long term.
<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household that vis generated from new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However, through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption	0	0	0	The proposal will have a neutral effect on this objective.
	<ul> <li>CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul> Would the development of the site / policy option: <ul> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul> Would the development of the site / policy option: <ul> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul> Would the development of the site / policy option: <ul> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage</li> </ul>	CHP and/or link to an existing CHP facility?       Support the co-ordination of green infrastructure?         increase the capacity of the habitat to act as a carbon sink?       Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.         increase the resilience of the habitat to climate change impacts?       Targets: increase use of locally produced resources. Source: Core Strategy Policy Coption:         • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and angregates from nearby sources?       Targets: increase use of locally produced resources. Source: Core Strategy Policy CS17.         • support lifestyles compatible with the objectives of sustainability?       • provide land for allotments?       Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).         Would the development of the site / policy option:       support a reduction in the generation of waste?       Targets: decrease amount of waste going to landfill.         Would the development of the site / policy option:       support the improvement of water quality?       Targets: achieve at least 'good' status in all water bodies by 2015. Source: Vater Framework Directive. Decrease consumption of waste supply and wastewater treatment?         • prevent water resource pollution?       facilitate water quality to be achieved through remains	<ul> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel coveres of sustainable travel coveres?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>would the development of the site / policy covered to the site / policy covered to thoreat size?</li> <li>minimise waste in the construction pr</li></ul>	CHP and/or link to an existing CHP facility?       CS22.         support the co-ordination of green infrastructure?       Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.         • increase the capacity of the habitat to climate change impacts?       Trends: increase use of locally produced resources.         • support the implementation of the Code for Sustainable Homes and BREEM?       Targets: increase use of locally produced resources.         • incorporate sustainable domes and BREEM?       Targets: increase use of locally produced resources.         • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?       Targets: increase in use and demand of allotment plots; increase in sustainabily constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).         • provide land for allotments?       Targets: increase in use and demand of allotment plots; increase in sustainabily constructed dwellings (Code Level 4 incorporates use of locally produced per capita; increase in sustainabily constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).         Would the development of the site / policy option:       • support the improvement of water quality?         • minimise waste in the construction process?       • addemand of allotments?         Would the development of the site / policy option:       • addemand of allotment plots; increase in necycling and composite; decrease in waste going to	<ul> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to actimissions (to 2010); increase in sustainably constructed dwellings.</li> <li>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</li> <li>Trends: increase use of in sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable</li> <li>Would the development of the site / policy option:</li> <li>support use of materials and enable the objectives of sustainability?</li> <li>provide land for allotments?</li> <li>Would the development of the site / policy option:</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>winnimise waste in the construction process?</li> <li>wipport the improvement of water quality?</li> <li>aupport the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> <li>wipport the improvement of water resources?</li> <li>opprote within the efficient use of water resources?</li> <li>opprote within the efficient use of water resources?</li> <li>opprote water resources?</li> <li>opprote water resources?</li> <li>opprote water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage</li> </ul>

SITE: Pyrford Cricket	Ground and Village Hall (SHLAA N/A)					
to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of people traveling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase in cycle in al passengers; increase in proportion of new residential development within 30 minutes public transport time				Site is within reasonable walking distance to the Pyrford Neighbourhood Centre, and has scope to reduce the need to travel by car and promote walking and cycling.
		of key services.				
	Economic ol	pjectives: building a strong, re	sponsive	and comp	etitive ed	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people	0	0	0	The proposal will have a neutral effect on this objective.

SITE: Pyrford Cricket	Ground and Village Hall (SHI & A N/A)						
SITE: Pyrford Cricket	Ground and Village Hall (SHLAA N/A) Would the development of the site / policy option: I lead to the loss of viable employment/jobs? deliver sufficient employment land? provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? increase the economic benefit derived from the historic environment? support start-up and local businesses? support the vibrancy of the town, district and local centres?	with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source:</i> <i>Economic Development Strategy</i> 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre	0	0	0	The proposal will have a neutral effect on this objective.	
		continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).					
		Overall Conc	usions	I	L		
Summary of Social Impacts & Issues	The site could provide housing and associat Development will lead to the loss of sports Development could lead to loss of a village	ed benefits such as affordable and recreational community fa	e housing	, which is	needed ii	n the area;	
Summary of Environmental Impacts & Issues							
Summary of Economic Impacts & Issues	A residential site increases the supply of land for housing and plays a role in supporting the local economy.						
<ul> <li>Summary of optimising/</li> <li>Development of the second seco</li></ul>	/mitigating measures: of the site should enable the replacement of t	he village hall.					

## **Canalside Ward Site Appraisals**

Scoring	System:
Cooning	0,000

++ Very positive impact + Positive impact	t 0 Neutral impact	- Negative impact	Very negative impact	I Effect depends on	<sup>o</sup> Uncertain
				how allocation	
				implemented	

SITE/0091/GLDE: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE [site includes SHLAACAN031] 9.43 hectare site for site essential infrastructure - transport interchange hub to include plaza, bus interchange, railway flyover and taxi rank to south side of station, secure bike parking area within station facilities on south side and Brompton bike hire dock, improvements to bus interchange to north side of station, and improvements to Victoria Arch **Decision-making criteria** SA Objective Indicators and targets Short-Medium-Long Comments (justification of score + cumulative effects + mitigation term term -term 0-5-20vrs 20+vr measures) 5yrs S Social objectives: supporting strong, vibrant and healthy communities 1. Provision of Would the development of the site / policy Targets: 4.964 dwellings 0 0 0 This development would involve no housing development and therefore would not contribute to this objective. sufficient housing option: from 2010–2027, 292 which meets the facilitate meeting the Core Strategy dwellings per annum. 35% needs of the allocation as a minimum? of all new homes to be community and affordable from 2010 to • provide high quality housing? which is at an 2027. • provide the right type and size of affordable price Source: Core Strategy housing to meet local need? Policies CS10 & CS12 • provide pitches for Gypsies and Improvement to number of Travellers? unfit homes. Source: • support the delivery of extra care or Woking Housing Strategy enhanced sheltered accommodation? 2011-2016 • support the provision of affordable 24 Gypsy and Traveller housing? pitches from 2012-2027, • support the provision of Lifetime Homes +9 pitches from 2027to meet identified needs? 2040. Source: Gypsy & provide appropriate properties for a Traveller Accommodation change demographic profile? Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.

Woking, GU22 7AE 9.43 hectare site for station, secure bike and improvements	[site includes SHLAACAN031] r site essential infrastructure – transp e parking area within station facilities of to Victoria Arch	ort interchange hub to inc on south side and Bromp	lude platon bike	aza, bus inte hire dock, ii	erchang mprove	t, Broadway, Station Approach and Victoria Way, e, railway flyover and taxi rank to south side of ments to bus interchange to north side of station,
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> <i>and Performance Plan</i> <i>2013-14</i> Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.	0	0	0	This development would have limited impact in terms of this objective. Provision of bike parking and hire facilities would encourage travel by bicycle.
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103) All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).

9.43 hectare site for site essential infrastructure – transport interchange hub to include plaza, bus interchange, railway flyover and taxi rank to south side of station, secure bike parking area within station facilities on south side and Brompton bike hire dock, improvements to bus interchange to north side of station, and improvements to Victoria Arch

and improvements						
						<ul> <li>Optimising/mitigating measures:</li> <li>Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+	+	+	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>The development of additional/improved infrastructure will assist in supporting communities.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul><li>Would the development of the site / policy option:</li><li>provide local community services (e.g.</li></ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i>	+	+	+	The site is located within: <ul> <li>Woking Town Centre</li> <li>High Accessibility Zone (parking)</li> </ul>

9.43 hectare site for site essential infra	structure – transport interchange hub to include plaza, bus interchange, railway flyover and taxi rank to south side of
station, secure bike parking area withir	station facilities on south side and Brompton bike hire dock, improvements to bus interchange to north side of station,
and improvements to Victoria Arch	· · · · · ·

	<ul> <li>education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Core Strategy Policy CS18 Trends: increased accessibility to local services by public transport over last three years.				<ul> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>16-20 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> The site is within Woking Town Centre and within reasonable walking distance key services and facilities. The need to travel to access services and facilities will be reduced by virtue of improvements implicit within this development. The development would improve accessibility for pedestrians and cyclists as well as motorists, improving access to and from the Town Centre, and its shops, services, community facilities and jobs.
		ectives: protecting and enhan	cing our n	atural, built an	d historic	environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	+	+	+	Development of the site would improve the use of existing buildings and support a mix of uses at the railway station.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective	+	+	+	Development of the site is intended to enhance rail travel (and arrival at the station via bike, bus and foot), therefore reducing congestion which may cause pollution from traffic.

9.	.43 hectare site for site essential infrastructure – transport interchange hub to include plaza, bus interchange, railway flyover and taxi rank to south side of
S	tation, secure bike parking area within station facilities on south side and Brompton bike hire dock, improvements to bus interchange to north side of station,
a	nd improvements to Victoria Arch

and improvements	to victoria Arch					
	<ul> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source:	-	-	-	The site is adjacent to Woking Town Centre Conservation Area, and within 250m of statutory and locally listed buildings. Grade II listed building within the site boundary. Redevelopment and essential improvement works will have an impact on historical assets here, however there is opportunity to conserve and enhance the character of this

		hange, railway flyover an	d Victor	ia Arch, Higł	n Stree	t, Broadway, Station Approach and Victoria Way,
	[site includes SHLAACAN031]					
						e, railway flyover and taxi rank to south side of
		on south side and Bromp	on bike	hire dock, ii	mprove	ments to bus interchange to north side of station,
and improvements landscapes of	assets and their settings?	Core Strategy Policy		1		part of the Town Centre.
Woking	<ul> <li>lead to the improved management,</li> </ul>	CS17				part of the Town Centre.
VVORING	restoration and/or sensitive reuse of a	6617				Optimising/mitigating measures:
	heritage asset or culturally important	Trends: little change in				Development should conserve and enhance heritage assets
	building?	status of heritage assets				and their setting, including the Town Centre Conservation
	<ul> <li>conserve and/or enhance cultural</li> </ul>	(4 Grade I, 10 Grade II*,				Area, and statutory and locally listed buildings.
	assets?	166 Grade II, 311 Locally Listed Buildings, 5				
	<ul> <li>improve access to the natural and historic environment and cultural</li> </ul>	Scheduled Ancient				
	assets?	Monuments, 3 registered				
		parks and gardens, 25				
		Conservation Areas). No historic landscapes				
		designated. Decline in				
		quality of Brookwood				
		Cemetery. Updated				
		appraisals of Conservation Areas				
		required.				
		Majority of residents				
		satisfied with cultural and				
		recreational facilities. No				
		development taking lace in areas of high				
		archaeological potential				
		without prior assessment.				
11. Reduce the	Would the development of the site / policy	Targets: decrease in	+	+	+	By supporting the increased use of sustainable transport
causes of climate change – particularly	option:	carbon emissions and increase energy from				modes, development of the site contributes positively to this objective as carbon emissions in the area from private
by increasing energy	<ul> <li>improve the energy efficiency of the building stock?</li> </ul>	renewable sources.				vehicle use will be reduced.
efficiency and the	<ul> <li>help take advantage of passive solar</li> </ul>	Source: 2009 Renewable				
production of energy	gain through orientation?	Energy Directive and Core				
from low and zero	<ul> <li>help minimise the use of energy through</li> </ul>	Strategy Policy CS23.				
carbon technologies and renewable	design and occupation?	Dwellings to meet energy and water categories of				
sources – and adapt	<ul> <li>reduce the emission of greenhouse gases?</li> </ul>	Code Level 4. Source:				
to its impacts	<ul> <li>facilitate the generation/use of</li> </ul>	Core Strategy Policy				
	renewable energy?	CS22.				
	<ul> <li>support decentralised energy</li> </ul>	Increase green infrastructure for				
	generation?	adaptation purposes				
	<ul> <li>support the development of on or off- site CHP and/or link to an existing CHP</li> </ul>	(including SUDS). Source:				

9.43 hectare site for site essential infrastructure – transport interchange hub to include plaza, bus interchange, railway flyover and taxi rank to south side of
station, secure bike parking area within station facilities on south side and Brompton bike hire dock, improvements to bus interchange to north side of station,
and improvements to Victoria Arch

and improvements						
	facility? <ul> <li>support the co-ordination of green</li> </ul>	Core Strategy Policies CS9 & CS22.				
	infrastructure?					
	<ul> <li>increase the capacity of the habitat to</li> </ul>	Trends: decreasing local				
	act as a carbon sink?	CO2 emissions (to 2010);				
	<ul> <li>increase the resilience of the habitat to</li> </ul>	increase in sustainably				
	climate change impacts?	constructed dwellings.				
	<ul> <li>support the implementation of the Code</li> </ul>					
	for Sustainable Homes and BREEAM?					
	NB. Flooding covered by SA3 and					
	Sustainable travel covered by SA15					
12. Reduce the	Would the development of the site / policy	Targets: increase use of	0	+	+	Planning policy requirements will allow for the development
impact of	option:	locally produced				to have a positive impact upon this objective to sustainably
consumption of	<ul> <li>incorporate sustainable design and</li> </ul>	resources. Source: Core				use and re-use renewable and non-renewable resources.
resources by using	construction techniques e.g. provide for	Strategy Policy CS22.				The climate change SPD encourages developers to use
sustainably produced	the efficient use of minerals and enable	All residents to have				locally sourced materials to minimise impact of development
and local products	the incorporation of a proportion of	access to allotment within				on use of resources. The neutral short term score reflects
	recycled or secondary aggregates in	800m of home. Source:				that the Core Strategy Policy and Climate Change SPD are
	new projects?	Core Strategy Policy				relevantly new and that these improvements are likely to
	• support use of materials and aggregates	CS17.				build up over the medium to long term. In particular, there is
	from nearby sources?	Trends: increase in use				often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
	support lifestyles compatible with the	and demand of allotment				guidance and its implementation within new developments.
	objectives of sustainability?	plots: increase in				
	<ul> <li>provide land for allotments?</li> </ul>	sustainably constructed				
		dwellings (Code Level 4				
		incorporates use of locally				
		produced minerals and				
		aggregates).				
13. Reduce waste	Would the development of the site / policy	Targets: decrease amount	-	0	0	The Council has effective measures, policies and guidance in
generation and	option:	of waste produced per				place to reduce the amount of household and trade waste
disposal and achieve	• support a reduction in the generation of	capita; increase				that is generated from both existing and new development.
sustainable	waste?	percentage of				The negative short term score reflects that all new
management of	<ul> <li>minimise waste in the construction</li> </ul>	recycled/composted				development will result in a net increase in the amount of
waste	process?	waste. Source: Surrey				waste that is produced within the borough. However through
		Waste Plan 2008, Woking				the sustainable management of waste, the amount of waste
		Infrastructure Delivery				produced will reduce over a medium to long term, and is
		Plan 2011.				reflected in the neutral score.
		Trends: increase in				Optimizing/mitigating massures:
		recycling and composting;				Optimising/mitigating measures: Design of development should facilitate the reduction of
		decrease in waste going				waste and the recycling and composting of the waste
		decrease in waste going				waste and the recycling and composting of the Waste

9.43 hectare site for site essential infrastructure – transport interchange hub to include plaza, bus interchange, railway flyover and taxi rank to south side of
station, secure bike parking area within station facilities on south side and Brompton bike hire dock, improvements to bus interchange to north side of station,
and improvements to Victoria Arch

and improvements		to landfill.				produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase	++	++	++	Allocation of the site as a 'transport interchange hub' will improve access to public transport (train and bus services), and support improved provision of cycling and walking.

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and improvements			1	1		
		in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
		objectives: building a strong,	responsi	ve and compet	itive ecor	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one	+	+	+	Improving the capacity and efficiency of rail infrastructure would be key to enhancing the Town Centre economy.

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station, secure bike parking area within station facilities on south side and Brompton bike hire dock, improvements to bus interchange to north side of station,
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option:       - registered businesses:         development       - lead to the loss of viable         employment/jobs?       - ends of the cells of the loss of viable         employment/jobs?       - ends of the cells of the loss of viable         employment/jobs?       - ends of the cells of business in urban and rural areas (such as range of provide for the needs of business, land, infrastructure and services)?       - increase the economic benefit derived tram the historic environment?         services       - support start-up and local businesses?       - support start-up and local businesses?         - withes       - support start-up and local businesses?       - or recent data; businesses?       - or recent data; businesses?         - withes       - support start-up and local businesses?       - or recent data; businesses?       - or recent data; businesses?       - or recent data; businesses?         - withes       - support start-up and local businesses?       - support start-up and local businesses?       - or recent data; businesses?       - or recent data; businesses?       - or recent data; businesses?         - wacar verse?       - support start-up and local businesses?       - or recent data; businesses?       - or recent data; businesses?       - or recent data; businesses?         - wacar verse?       - support start-up and point start-upoint point start-up a	and improvements						
Product a range d commercial sevelopment of the site / policy.         population (2012/13).         Improving the capacity and efficiency of the South West Main railway. Line would be key to enhancing the Town Centre employment/bbs?           • eads to the loss of viable employment/bbs?         • eads to the loss of viable employment/bbs?         • eads to the loss of viable employment/bbs?         • eads the loss of viable employment/bbs?           • eads to the loss of viable employment/bbs?         • eads the loss of viable employment/bbs?         • eads the loss of viable employment/bbs?         • eads the loss of viable employment/bbs?           • eaders the needs of two, and of harce sconomis of two, eighbourhood pertises, land, infrastructure and services?         • eads the loss of viable employment strategy 2012         • the loss of viable espace. Sconomic Development Strategy 2012           • upport start-up and local businesses? • upport start-up and local businesses? • and local centres?         • the loss (2013) fingh Businesses (2013) fingh Businesses (2013) fingh Businesses (2013) fingh Businesses (2013) fingh Businesses Retail vocancy rates in other urban centre continues to increase. Retail vocancy rates in other urban centre continues to increase. Retail vocancy rates in other urban centre continues to increase. Retail vocancy rates in other with ensemble transport of the work diverged the conservation Area, and statutory and local local finds to increase. Retail vocancy rates in other with ensemble transport interchange hub would reduce corpestion and thus reduce area doullow and carbon emissions from traffic invirtue diverged metal through improved sus and facilities Summary of Social Summary of bersit intructing WWing Town. Centre Conservation Area, and statutory and							
17. Provide a range drommertal occumental provides a range drommertal drommercial and industrial floorspace; and increase the aconomic benefit derive. <ul> <li>Provide a range derive and increase the aconomic benefit derive and increase in no. of VAT registered businesses; and, infrastructure and local centres?</li> <li>support star-up and local businesses; and infrastructure and local centres?</li> <li>support star-up and local businesses; and infrastructure and local serve access to town.</li> <li>Bell floorspace (20.3%) in 2013; retail vacancy rates in toher urban centres gradually floorspace; and in dustrial floorspace; and industrial floorspace; andition and carbon emisisions from traffic mether based by and set</li></ul>							
Summary of Social mpacts & Issues       Timely provision of infrastructure to support communities         Significantly improved access to Town Centre jobs, shops, services and facilities         Summary of       Improved sustainable transport hub would reduce congestion and thus reduce air pollution and carbon emissions from traffic         Environmental       Proximity of heritage assets including Woking Town Centre Conservation Area, and statutory and locally listed buildings         Summary of       Significantly reduced need to travel through improved bus and rail infrastructure, and cycling and pedestrian infrastructure         Summary of       Creating a 'transport interchange hub' would be a significant factor in enhancing the economy of Woking Town Centre         Summary of       Summary of         Economic Impacts & sues       Support interchange hub' would be a significant factor in enhancing the economy of Woking Town Centre	17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).			+	railway Line would be key to enhancing the Town Centre
mpacts & Issues       Significantly improved access to Town Centre jobs, shops, services and facilities         Summary of       Improved sustainable transport hub would reduce congestion and thus reduce air pollution and carbon emissions from traffic         Environmental       Proximity of heritage assets including Woking Town Centre Conservation Area, and statutory and locally listed buildings         Significantly reduced need to travel through improved bus and rail infrastructure, and cycling and pedestrian infrastructure         Summary of       Creating a 'transport interchange hub' would be a significant factor in enhancing the economy of Woking Town Centre         Summary of       Significantly interchange hub' would be a significant factor in enhancing the economy of Woking Town Centre         Sugnomic Impacts & suges       Sugnometry of Woking Town Centre				nclusions	5		
Summary of       Improved sustainable transport hub would reduce congestion and thus reduce air pollution and carbon emissions from traffic         Environmental       Proximity of heritage assets including Woking Town Centre Conservation Area, and statutory and locally listed buildings         Significantly reduced need to travel through improved bus and rail infrastructure, and cycling and pedestrian infrastructure         Summary of       Creating a 'transport interchange hub' would be a significant factor in enhancing the economy of Woking Town Centre         Economic Impacts & sues       ssues							
Environmental mpacts & Issues       Proximity of heritage assets including Woking Town Centre Conservation Area, and statutory and locally listed buildings         Significantly reduced need to travel through improved bus and rail infrastructure, and cycling and pedestrian infrastructure         Summary of Economic Impacts & ssues       Creating a 'transport interchange hub' would be a significant factor in enhancing the economy of Woking Town Centre					allution and as	rhon or	incident from traffic
mpacts & Issues       Significantly reduced need to travel through improved bus and rail infrastructure, and cycling and pedestrian infrastructure         Summary of       Creating a 'transport interchange hub' would be a significant factor in enhancing the economy of Woking Town Centre         Economic Impacts & sues       ssues							
Summary of Creating a 'transport interchange hub' would be a significant factor in enhancing the economy of Woking Town Centre Economic Impacts & sues							
Economic Impacts & sues							
Summary of optimising/mitigating measures:	Economic Impacts & Issues		d be a significant factor in enha	ancing the	e economy of V	Voking I	own Centre
	Summary of optimising	/mitigating measures:					

9.43 hectare site for site essential infrastructure – transport interchange hub to include plaza, bus interchange, railway flyover and taxi rank to south side of station, secure bike parking area within station facilities on south side and Brompton bike hire dock, improvements to bus interchange to north side of station, and improvements to Victoria Arch

- Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Design of development to pay regard to surface water flood risk and incorporate appropriate mitigation measures
- Development should preserve and enhance heritage assets and their setting, including the Town Centre Conservation Area, and statutory and locally listed buildings
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	r mixed use development to include ap Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and		communit	ies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 50 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, and a site of over 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impacts on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	r mixed use development to include a open space for informal and/or formal					<u> </u>
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103) Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9). Taking into account these measures, an overall neutral score.

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0.20 hectare site for	r mixed use development to include ap	pproximately 50 dwellings	<u>s includ</u>	ing Affor	dable H	<ul> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment ( in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+	+	+	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all	Would the development of the site / policy option:	Targets: improve accessibility to all services	+	+	+	The site is located within:
services and facilities	<ul> <li>provide local community services (e.g.</li> </ul>	and facilities. Source:				Woking Town Centre

0.20 nectare site fo	r mixed use development to include a					
	education, health, leisure and recreation)?	Core Strategy Policy CS18				High Accessibility Zone (parking)
	<ul> <li>improve access to existing key services</li> </ul>	0378				0-10 minutes to Woking Railway Station
	including education, employment,	Trends: increased				<ul> <li>6-10 minutes walk to a primary school</li> </ul>
	recreation, health, community services,	accessibility to local				<ul> <li>16-20 minutes walk to a secondary school</li> </ul>
	<ul><li>cultural assets, historic environment?</li><li>help support existing community</li></ul>	services by public transport over last three				6-10 minutes walk to a GP
	<ul><li>facilities?</li><li>help support the provision of religious cultural uses?</li></ul>	years.				The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.
						The development would improve access to existing key services (employment – offices and retail)
						The development would help to support existing services and facilities in the community.
						The development of the site would contribute towards enhancement of the multi-modal interchange facility near the railway station. This will offer improved accessibility to services and facilities by public transport.
	Environmental object	tives: protecting and enhancir	a our nat	ural, built a	and histo	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.	+	+	+	Site is a previously developed land. Its development will maximise the efficient use of the land.
		Trends: since 2010, the				
		target is being met and exceeded.				

	<ul> <li>designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which</li> </ul>	Maintain low levels of light and noise pollution. Source: Core Strategy Objective				The site is in a sustainable location and in close proximity to services and facilities. This will significant minimise the need to travel with positive impacts on congestion. It is anticipated that the short term negative impacts will be neutralised by the
	<ul><li>may cause pollution from traffic?</li><li>ensure people are not exposed to greater levels of noise?</li><li>ensure people are not exposed to light pollution?</li></ul>	Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				mitigation measures that will be introduced in the medium to long term.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss	0	0	0	It is not envisaged that the development of the site will have any significant impacts on contamination or safeguard agricultural land.
	contamination?	of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase compartivity of habitate?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: All housing development are require to make contribution to avoid harm to the SPA.
	<ul> <li>connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> </ul>	Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality.				
	<ul> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of	-	-	-	Development is adjacent to the Town Centre Conservation Area and a listed building. Redevelopment of the site will have an impact on the adjacent heritage assets. However the existing building on the site is of little architectural merit and there is opportunity for a high quality scheme to make a positive contribution to the character of this part of the Town

	HLAACAN046: Land at Albion House, r mixed use development to include ar			ina Affor	dable H	ousing, office and retail
cultural assets and landscapes of	conserve and/or enhance heritage     assets and their settings?	open space. Source: Core Strategy Policy	merua			Centre.
Woking	<ul> <li>lead to the improved management, restoration and/or sensitive reuse of a</li> </ul>	CS17				Optimising/mitigating measures:
	<ul> <li>restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				It is important that the development of the site is of exceptional quality of design to avoid negative impacts of the nearby heritage assets.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable	0	0	0	The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.
production of energy from low and zero carbon technologies and renewable	<ul><li>gain through orientation?</li><li>help minimise the use of energy through design and occupation?</li><li>reduce the emission of greenhouse</li></ul>	Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of				The site offers excellent accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.
sources – and adapt to its impacts	<ul><li>gases?</li><li>facilitate the generation/use of renewable energy?</li><li>support decentralised energy generation?</li></ul>	Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for				Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).
	<ul> <li>support the development of on or off- site CHP and/or link to an existing CHP facility?</li> </ul>	adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22.				Due to the sites location, the development should consider establishing or connecting to an existing CHP network.
	<ul> <li>support the co-ordination of green</li> </ul>	009 & 0022.				The neutral score reflects the potential increase in carbon

	<ul> <li>infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>Undertake feasibility study for connection to CHP network</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is

	r mixed use development to include ap	Plan 2011.				reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes or BREEAM 'very good' for any buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in	+	+	+	Site is directly opposite the railway station and a bus stop. The allocation also seeks to enhance a multi modal interchange facility close to the station. The site is in close proximity and walking and cycling distance to key services and facilities. It has significant potential to reduce the need to travel by occupants of the development.

	HLAACAN046: Land at Albion House, I r mixed use development to include ap	cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new		ing Affor	dable H	ousing, office and retail
		residential development within 30 minutes public transport time of key services.				
	Economic of	pjectives: building a strong, re	sponsive	and comp	etitive ec	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly	+	+	+	Site is a mixed use development to include office and retail. It will bring forward commercial use and promote job creation.

	HLAACAN046: Land at Albion House, I r mixed use development to include ap			ng Affor	dable H	lousing, office and retail
	· · ·	7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i> <i>Development Strategy</i> <i>2012</i> Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	+	+	+	Mixed use development would bring forward commercial development.
		Overall Concl	usions			
Summary of Social mpacts & Issues Summary of	Positive contribution towards housing require Positive impact on well being. Potential to connect to CHP network;	ement;				
Environmental Impacts & Issues	Efficient use of previously developed land; Facilitate and promote use of sustainable tra Development has the potential to be of high	quality design to enhance the	gateway	to the Tov	wn Centr	e from the railway station.
Summary of Economic Impacts & ssues	Commercial development of site will create j Development will support the economy of the					
<ul> <li>Site to provide</li> </ul>	/mitigation measures using to be provided on site in line with Policy high quality homes that meet the constructio of dwellings types and sizes to address the n	n and design standards set ou	t in the C	ore Strate	egy and i	relevant SPDs

## SITE/0011/GLDE, SHLAACAN046: Land at Albion House, High Street, Woking, GU21 6BD 0.20 hectare site for mixed use development to include approximately 50 dwellings including Affordable Housing, office and retail

- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Undertake feasibility study for connection to CHP network
- Noise assessment and noise mitigation measures as integral part of design;
- appropriate car parking provision to minimise car ownership and consequently car use;
- All housing development are require to make contribution to avoid harm to the SPA.
- Exceptional high quality design for this gateway location;
- Careful attention to detailed design to minimise impacts of development on nearby heritage assets.
- Flood risk required given pluvial flood risk (subject to the findings of the preliminary surface water management plan).

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 50 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, but within public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	r mixed-use development comprising open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has				
		significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	+	+	+	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures:</li> </ul>

		residential dwellings inclu claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour				and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre <ul> <li>High Accessibility Zone (parking)</li> <li>0-6 minutes to nearest railway station</li> <li>6-10 minute walk to a primary school</li> <li>6-10 minute walk to a secondary school</li> <li>11-15 minutes walk to a GP</li> <li>0-6 minutes to nearest railway station</li> </ul> </li> <li>The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.</li> <li>The development would improve access to employment.</li> <li>The development would help to support existing services and facilities in the community.</li> <li>The site buildings are currently vacant. Redevelopment will allow for mixed use scheme to be located in the most sustainable location close to various services and facilities within the Town Centre.</li> </ul>
6. Make the best use	Would the development of the site / policy	tives: protecting and enhancin Targets: 70% of new	g our natu +	<u>irai, built a</u> +	and histo	Site is an existing brownfield site and it is also currently
of previously	option:	residential development to				underused. Development would encourage efficient use of

developed land and existing buildings	<ul> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.				underutilised previously developed land
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. The benefits will neutralise any potential negative impacts. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land	+	+	+	Historical contaminative uses may have led to soil and groundwater contamination in and around the former builders yard that will need to be considered during any development/change of use of the site. A mixed use scheme will address and remediate any potential contamination issues. Optimising/mitigation measures: Opportunity for redevelopment to remediate any potential contamination
9. Conserve and enhance biodiversity	Would the development of the site / policy option:	contamination. Targets: maintain and enhance biodiversity.	0	0	0	Previously developed site, no known ecological designations.

	HLAACAN001: Trizancia House, Thom or mixed-use development comprising					
	<ul> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird				Optimising/mitigating measures: All housing development are require to make contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	populations.Targets: preserve and enhance cultural and historic features.Source: Core Strategy Policy CS20Improved provision of open space. Source: Core Strategy Policy CS17Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets The Basingstoke Conservation Area is in the vicinity however separation distance means its unlikely that the redevelopment of this site is likely to have a significant impact on the conservation area. Optimising/mitigating measures: Design of development to have regard to Basingstoke Canal Conservation Area to north of site.

		archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>Undertake feasibility study for connection to CHP network</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> </ul>	Targets: increase use of locally produced resources. Source: Core Strategy Policy CS22. All residents to have access to allotment within 800m of home. Source: Core Strategy Policy	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of developmen on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to

0.16 hectare site fo	r mixed-use development comprising		uding A	ffordable	e Housir	
	<ul> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	CS17. Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase	+	+	+	The site lies within Town Centre, close to a range of services and facilities, therefore it reduces the need to travel. Public transport is highly accessible within the Town Centre promotes sustainable forms of travel and reduce the need to travel.

king? ease of acc any mode; patronage punctuality Source: Su Plan 2011 Strategy P town, such sport, 58.9% in 2 bicycle rem (2.66% in 2 in 2001); ir cycling infr	atisfaction with ccess to work by e; maintain bus e and improve ty of services. <i>Surrey Transport</i> 1 & Core Policy CS18. roportion of avelling to work nains static	iuing Aff	IORGADIË	nousin	g and onices
in cycle jou centre, and across the May 2010; passenger proportion residential within 30 m transport ti	ourneys to town ad 27% increase e Borough since b; increase in rail ers; increase in				
omic objectives: bu	uilding a strong res	enoneivo	and comp	otitivo oc	
sible	ncrease ent provision and tunities; increase and ion in education. <i>IPPF and</i> <i>conomic</i> <i>nent Strategy</i>	++	++	++	Mixed-use development will bring forward significant commercial floorspace, making a significant contribution to office floorspace need within the town centre . The provision of new floorspace will promote generation of more jobs in the town centre.
	ssible participati Source: N their Woking E Developn (2012)	ssible participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically	ssible participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800	ssible participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in	ssible participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800

	<ul> <li>improve access to and participation in education?</li> </ul>	jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail	++	++	++	The site would bring forward significant office floorspace, making a significant contribution to the identified need up to 2027. The substantial floorspace provision will have a positive impact on the Town Centre economy.

	vacancy rates in other						
	urban centres gradually falling (except in Horsell).						
	Overall Conclusions						
Summary of Social	Positive contribution towards housing requirement;						
Impacts & Issues	Positive impact on health and wellbeing;						
Summary of	Efficient use of brownfield land;						
Environmental	Redevelopment would lead to remediation of any potential contamination of land.						
Impacts & Issues	Town Centre location promotes use of sustainable modes of travel;						
	Site lies within district heating connection zone, promoting use of renewable energy infrastructure.						
Summary of	Significant commercial development of the site would encourage provision of jobs accessible to local residents;						
Economic Impacts &	Significant commercial development of the site would provide for the needs of business in urban areas;						
Issues	Development would support and enhance the economy of the Town Centre.						
Summary of optimising							
	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise						
•	high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs						
	of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)						
<ul> <li>Design of the</li> </ul>	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance						
<ul> <li>Transport Ass</li> </ul>	essment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;						
	nt unlikely to have a significant impact on the Basingstoke Canal Conservation Area however design of development to have regard to it and its setting;						
<ul> <li>Undertake fea</li> </ul>	sibility study for connection to CHP network.						
	velopment are require to make contribution to avoid harm to the SPA.						
	r remediation measures for potential contamination from historic uses						
	elopment to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,						
	ntation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change						
•	elopment should facilitate the reduction of waste and the recycling and composting of the waste produced						
<ul> <li>Design of the</li> </ul>	development would have to provide suitable wastewater and sewerage infrastructure						

• Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	r mixed-use development to comprise Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and		communit	ies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 158 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	r mixed-use development to comprise open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as				
		good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g through minimising paved areas, keeping drains clear general maintenance), followed by source control measures A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overal neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Deprivation (IMD, 2010) does not identify an issues at this location.

exclusion	r mixed-use development to comprise • address issues of deprivation?	social behaviour and				
exclusion	<ul> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul> <li>Whilst the housing element of the development will overal have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility zone</li> <li>0-6 minutes to nearest railway station</li> <li>6-10 minute walk to a primary school</li> <li>21-25 minute walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>0-6 minutes to nearest railway station</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.

SITE/0026/GLDE	HLAACAN002: The Cornerstone, The I	Broadway and Elizabeth F		)uke Stre	et GU2	1 545
	r mixed-use development to comprise					
						The development would provide access to additional employment use. The development would help to support existing services and facilities in the community. The buildings are currently underused. Redevelopment will allow for mixed use scheme to be located in the most sustainable location close to various services and facilities.
	Environmental objec	tives: protecting and enhancin	g our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing brownfield site. Offices are currently underused. Development will maximise the efficient use of the site.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Exceeded.Targets: improve airquality. Source: Air QualityProgress Report 2014Maintain low levels of lightand noise pollution.Source: Core StrategyObjectiveTrends: one AQMA(increasing trend), and anair quality "hot spot" atConstitution Hill area.Light pollution is notcurrently considered to bean issue in the Borough.	-	0	0	The site is just opposite the railway station and a main railway line. Development could be vulnerable to noise. However, the Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. The potential benefits will neutralise the short negative impacts in the medium to long term. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

	HLAACAN002: The Cornerstone, The E or mixed-use development to comprise					
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	<ul> <li>Previously developed site, no known ecological designations.</li> <li>Optimising/mitigating measures:</li> <li>All housing development are require to make contribution to avoid harm to the SPA.</li> </ul>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features.Source: Core Strategy Policy CS20Improved provision of open space. Source: Core Strategy Policy CS17Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25	-	-	-	The site is adjacent to the Conservation area with listed buildings in the vicinity. Redevelopment of the site will have an impact on the character of this area. The existing building is of little architectural merit. The development of this site has potential to enhance surrounding heritage assets if designed to an exceptional design standard. Optimising/mitigating measures: Design of development to have regard to Woking Town Centre Conservation Area adjacent. Where proposals should aim to enhance it.

		Conservation Areas). No				
		historic landscapes				
		designated. Decline in				
		quality of Brookwood				
		Cemetery. Updated				
		appraisals of				
		Conservation Areas				
		required.				
		Majority of residents				
		satisfied with cultural and				
		recreational facilities. No				
		development taking lace				
		in areas of high				
		archaeological potential				
14. Deduce the	$M_{\rm evolution}$ the deviation of the set	without prior assessment.	0		0	
11. Reduce the causes of climate	Would the development of the site / policy	Targets: decrease in carbon emissions and	0	0	0	The mixed use development would be required to achieve the energy and water components of Level 4 of the Code fo
change – particularly	option:	increase energy from				Sustainable Homes and BREEAM 'very good' for any non-
y increasing energy	• improve the energy efficiency of the	renewable sources.				residential buildings over 1,000 sqm.
efficiency and the	building stock?	Source: 2009 Renewable				residential buildings over 1,000 sqm.
production of energy	<ul> <li>help take advantage of passive solar gain through orientation?</li> </ul>	Energy Directive and Core				The site offers good accessibility to most local facilities, and
rom low and zero	<ul> <li>help minimise the use of energy through</li> </ul>	Strategy Policy CS23.				should ensure emissions from private car use do not
carbon technologies	<ul> <li>help minimise the use of energy through design and occupation?</li> </ul>	Dwellings to meet energy				significantly increase as a result of the development.
and renewable	<ul> <li>reduce the emission of greenhouse</li> </ul>	and water categories of				significantly increase as a result of the development.
sources – and adapt	<ul> <li>reduce the emission of greenhouse gases?</li> </ul>	Code Level 4. Source:				Development of the site could potentially lead to an increase
o its impacts	<ul> <li>facilitate the generation/use of</li> </ul>	Core Strategy Policy				in hard landscaping, and in turn could increase surface wate
	<ul> <li>renewable energy?</li> </ul>	CS22.				runoff. This could be mitigated against through the use of
	<ul> <li>support decentralised energy</li> </ul>	Increase green				adaptation measures (such as SuDS).
	generation?	infrastructure for				
	<ul> <li>support the development of on or off-</li> </ul>	adaptation purposes				Due to the sites location, the development should consider
	site CHP and/or link to an existing CHP	(including SUDS). Source:				establishing or connecting to an existing CHP network.
	facility?	Core Strategy Policies				
	<ul> <li>support the co-ordination of green</li> </ul>	CS9 & CS22.				The neutral score reflects the potential increase in carbon
	infrastructure?					emissions through private car use, and potential increase in
	<ul> <li>increase the capacity of the habitat to</li> </ul>	Trends: decreasing local				surface water runoff, against the implementation of the Cod
	act as a carbon sink?	CO2 emissions (to 2010);				for Sustainable Homes/BREEAM and possible connection
	<ul> <li>increase the resilience of the habitat to</li> </ul>	increase in sustainably				with a CHP network.
	climate change impacts?	constructed dwellings.				
	<ul> <li>support the implementation of the Code</li> </ul>					Optimising/mitigating measures:
	for Sustainable Homes and BREEAM?					Design of the development to have regard to incorporation
	NB. Flooding covered by SA3 and					SuDS and other adaptation measures such as green
	Sustainable travel covered by SA15					infrastructure features
						Design of development to achieve Code for Sustainable

	r mixed-use development to comprise					residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise
						efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and

	r mixed-use development to comprise treatment?	homes. Source: Core				any development is therefore unlikely to affect zones within
	<ul> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate;				neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
		consumption of water remains high.				
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport nfrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, particularly for this site which is located directly across the road from the bus and rail station. It would therefore promoi sustainable forms of travel and reduce the need to travel
	Economic ol	ojectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	++	++	++	The site is currently offices but the buildings are dated and
stable levels of	option:	employment provision and			1	underused. A mixed-use development on this site will bring

	HLAACAN002: The Cornerstone, The r mixed-use development to comprise					
employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	job opportunities; increase access to and participation in education. <i>Source: NPPF and</i> <i>Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				forward significant office floorspace that meets modern day standards. It would promote a significant generation of jobs within the town.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to	++	++	++	A mixed-use development including commercial development, would bring forward significant office floorspace that would have a positive impact on the Town Centre economy.

	and local centres?	comprise of residential including Affordable Housing and offices 2007 – no recent data):							
		low UK Competitiveness							
		Index ranking in Surrey							
		(but performing well regionally/nationally); decrease in B1, B2 and							
		B8 floorspace (2013); high							
		vacancy rates for							
		commercial and industrial							
		floorspace (20.3% in							
		2013); retail vacancy rate							
		in Town Centre continues							
		to increase. Retail							
		vacancy rates in other							
		urban centres gradually							
		falling (except in Horsell).							
Summary of Social	Positive contribution towards hou	Overall Conclusions							
Impacts & Issues	Positive impact on health and wellbeing;								
Summary of	Efficient use of brownfield land;								
Environmental	Town Centre location promotes use of sustainable modes of travel;								
Impacts & Issues	Site lies within district heating connection zone, promoting use of renewable energy infrastructure.								
	Site lies adjacent the conservatio	n area. Existing building has little architectural merit, therefore redevelopment offers the potential for entr	nancement of the						
	surrounding area.	· · · · · · · · · · · · · · · · · · ·							
Summary of		ent of the site would encourage provision of jobs accessible to local residents;							
Economic Impacts &		ent of the site would provide for the needs of business in urban areas;							
Issues	Development would support and	enhance the economy of the Town Centre.							
	g/mitigating measures:								
		with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwis	3e						
<ul> <li>Site to provid</li> </ul>	e high quality homes that meet the	construction and design standards set out in the Core Strategy and relevant SPDs							
<ul> <li>Provide a mix</li> </ul>	of dwellings types and sizes to add	tress the nature of local needs as evidenced in latest SHMA (Policy CS11)							
<ul> <li>Design of the</li> </ul>	development would have to take ir	to account SuDS and provide suitable surface and foul water drainage							
Flood Risk As	ssessment (subject to the findings c	f the forthcoming Preliminary Surface Water Management Plan)							
<ul> <li>Design of the</li> </ul>	scheme to seek to design out crim	e and reduce the fear of crime. For example, designing in natural surveillance							
Transport As	sessment and Travel Plan required	to determine impact of development on transport network, mitigating measures, and opportunities to mir	nimise car use:						
	evelopment are require to make cor		· · · · · · ,						
		nt Woking Town Centre Conservation Area and its setting;							
	asibility study for connection to CHF								
		province of SuDS and other adaptation measures such as green infrastructure features							
		ainable Homes Level 4 and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., and	take account of layout,						
	entation and landscaping to maximi	se efficient use of energy and adapt to the impacts of climate change	•						
Design of dev	velopment should facilitate the reduc	ction of waste and the recycling and composting of the waste produced e suitable wastewater and sewerage infrastructure							

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 50 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, but within public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	r mixed-use development scheme to c open space for informal and/or formal		g			
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development recommended to take place and will therefore have a neutrimpact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e., through minimising paved areas, keeping drains clear general maintenance), followed by source control measure A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overa neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and for water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Deprivation (IMD, 2010) does not identify ar issues at this location.

ovolucion			<u> </u>			sing, retail and offices.
exclusion	<ul> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul> <li>Whilst the housing element of the development will overal have a neutral impact on this objective, the development is a mixed use development to include additional employmen floorspace (offices and retail). This will create additional jobs some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	÷	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility Zone (parking)</li> <li>0-10 minutes to Woking Railway Station</li> <li>6-10 minutes walk to a primary school</li> <li>16-20 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.

	HLAACAN004: 2-24 Commercial Way a r mixed-use development scheme to c					ing, retail and offices.
						services (employment – offices and retail) The development would help to support existing services and facilities in the community. The development of the site would contribute towards enhancement of the multi-modal interchange facility near the railway station. This will offer improved accessibility to services and facilities by public transport. Redevelopment will allow for mixed use scheme to be located in the most sustainable location close to various services and facilities.
	Environmental object	tives: protecting and enhancin	g our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing brownfield site. Development will maximise the efficient of previously developed land.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at	-	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

	<ul> <li>r mixed-use development scheme to c</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations. Optimising/mitigating measures: All housing development are require to make contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> </ul>	Targets: preserve andenhance cultural andhistoric features.Source: Core StrategyPolicy CS20Improved provision ofopen space.Source:Core Strategy PolicyCS17Trends: little change instatus of heritage assets(4 Grade I, 10 Grade II*,166 Grade II, 311 Locally	-	-	-	The site is within Woking Town Centre Conservation Area. Redevelopment here will have an impact on the character of this area. Optimising/mitigating measures: Redevelopment should be sensitively designed to have regard to the conservation area setting and listed buildings in the vicinity.

	<ul> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul>	without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes and BREEAM for non-residential development over 1,000 sqm., and possible connection with a CHP network.</li> </ul>

	r mixed-use development scheme to constrainable travel covered by SA15					SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for any non- residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. Source: Core Strategy Policy CS22.All residents to have access to allotment within 800m of home. Source: Core Strategy Policy CS17.Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced

14. Maintain and	r mixed-use development scheme to c Would the development of the site / policy	Targets: achieve at least	0			Planning policy requirements should ensure the development
improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0			<ul> <li>Fraining policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail	+	+	+	The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, within the town centre, with good bus, rail, cycle and walking infrastructure. It would therefore promote sustainable forms of travel and reduce the need to travel.

		proportion of new residential development within 30 minutes public transport time of key services.				
		bjectives: building a strong, re	sponsive	and comp	etitive ec	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's	++	++	++	Mixed-use development will bring forward significant commercial floorspace, and promote generation of jobs.
17. Provide a range of commercial development opportunities to meet the needs of the	Would the development of the site / policy option: • lead to the loss of viable employment/jobs? • deliver sufficient employment land?	population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace;	++	++	++	Mixed-use development would bring forward significant commercial development that will make a positive contribution to the Town Centre economy.

	r mixed-use development scheme to c		ng Allordable	Tiousing, retail and offices.	
economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually			
		falling (except in Horsell).			
		Overall Conclusio	าร		
Summary of Social	Positive contribution towards housing requir	ement;			
Impacts & Issues	Positive impact on health and wellbeing;				
Summary of	Efficient use of brownfield land;				
Environmental	Town Centre location promotes use of susta				
Impacts & Issues	Site lies within district heating connection zo				
Summary of	Significant commercial development of the s				
Economic Impacts &	Significant commercial development of the s		ousiness in urba	n areas;	
Issues	Development would support and enhance the	the economy of the Town Centre.			
Summary of optimising		0040 1041	., .		
	using to be provided on site in line with policy				
÷	elopment to achieve Code for Sustainable Ho		•	÷ .	ike account of layout,
	entation and landscaping to maximise efficient				
	of dwellings types and sizes to address the n		•	•	
<ul> <li>Design of the</li> </ul>	development to have regard to incorporation	of SuDS and other adaptation mea	sures such as g	reen infrastructure features	
	ssessment (subject to the findings of the fortho				
<ul> <li>Design of the</li> </ul>	scheme to seek to design out crime and redu	ce the fear of crime. For example,	designing in nat	ural surveillance	
-	velopment should facilitate the reduction of wa	-			
	development would have to provide suitable v				
	sessment and Travel Plan required to determine				

SITE/0029/GLDE, SHLAACAN004: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW 0.45 hectare site for mixed-use development scheme to comprise of residential including Affordable Housing, retail and offices.

• Design of development to have regard to Conservation Area and listed buildings in the vicinity and their setting;

- Undertake feasibility study for connection to CHP network.
- Redevelopment should comply with all relevant sustainable construction and design standards set out in the Core Strategy and relevant SPDs
- All housing development are require to make contribution to avoid harm to the SPA.

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	++	++	<ul> <li>Strategic site within the town centre. Development would make a significant contribution to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 390 dwellings (SHLAA, 2017).</li> <li>A single rather than double positive is indicated in the short-term, recognising that relatively fewer dwelling completions are typically delivered during the earliest phase of construction.</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, within public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Affordable housing to be provided on site in line wi policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i>	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre There is an extant permission to deliver a new medical

	<ul> <li>• reduce health inequalities?</li> <li>• improve accessibility to leisure and</li> </ul>	and Performance Plan 2013-14			•	centre that will allow for improved access to public medical facility for local residents.
	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				<ul> <li>Optimising/mitigating measures:</li> <li>Areas of public open space/public realms should be re-provided on site</li> <li>The fire station should be retained or relocated elsewhere within the Town Centre</li> </ul>
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul> </li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants.	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any issues at this location. Whilst the housing element of the development will overal have a neutral impact on this objective, the development is a

SITE/0030/GLDE, SHLAACAN005: Victoria Square Development, Church Street West, Woking, GU21 6HD
0.76 hectare site for mixed-use redevelopment to comprise retail, hotel, medical/offices, residential including Affordable Housing, open space and
infrastructure including a new energy centre and highway improvements, and re-provision of public open space.

Intrastructure inclu	iding a new energy centre and highway		rovision	ot pub	lic open	
	crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities?	Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul> <li>mixed use development to include significant additional employment floorspace (offices, retail, hotel). This is a large strategic site within the heart of the town centre that will provide a significant proportion of commercial and community use. This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>This is a high profile, large scale scheme and exemplary design will required. Development is anticipated to have a regenerative impact within the town and therefore would have a positive impact in reducing poverty and social exclusion. Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	++	++	++	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility zone</li> <li>0-10 minutes to nearest railway station</li> <li>11-15 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>0-6 minutes to nearest railway station</li> </ul> This is a significant development within Woking Town Centre, of a significant scale in terms of the development it will deliver. The development would result in a net increase in community facilities. The extant permission would create new community facility in the form of the a medical centre.

infrastructure inclu						The regenerated site area will provide significant employment opportunities. The existing Fire Station is being relocated to another location within the Town Centre. The market has already been relocated. Highway improvements and car parking associated with the development will assist accessibility in the Town Centre. Having regard to the above, a double positive impact is expected in terms of this objective.
		tives: protecting and enhancir	ig our nat	ural, built	and histo	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing brownfield site and redevelopment will ensure high density development comprising a mixture of uses. Redevelopment will allow for efficient use of land through high density development. Redevelopment will have a regenerative effect, upgrading existing dated buildings /structures and spaces to meet modern day standards.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an	-	0	0	Because of the proposed height of the development it has the potential increase light pollution. Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. The short term negative impacts is predicted to be neutralised by the mitigation measures that will be introduced and the substantial other benefits of the scheme. Optimising/mitigation measures:

SITE/0030/GLDE, SHLAACAN005: Victoria Square Development, Church Street West, Woking, GU21 6HD 0.76 hectare site for mixed-use redevelopment to comprise retail, hotel, medical/offices, residential including Affordable Housing, open space and infrastructure including a new energy centre and highway improvements, and re-provision of public open space. air quality "hot spot" at Transport Assessment required to determine impact of • ensure people are not exposed to Constitution Hill area. greater levels of noise? development on transport network; and opportunities to Light pollution is not optimise use of sustainable transport. • ensure people are not exposed to light currently considered to be pollution? an issue in the Borough. 8. Reduce land Would the development of the site / policy Targets: reduce land 0 0 0 The impact are predicted to be neutral. contamination and contamination and avoid option: • avoid development on Agricultural Land development on Grade 1. safeguard agricultural soil classed as Grade 1, 2 or 3a? 2 or 3a agricultural land. Source: NPPF. quality • support the remediation of contaminated land? Trends: no significant loss reduce the risk of creating further of agricultural land: contamination? increase in number of sites with potential land contamination. 9. Conserve and Would the development of the site / policy Targets: maintain and 0 0 Large Town Centre site, mainly previously developed land enhance biodiversity. with small pockets of amenity greenspace with some mature enhance biodiversity option: Source: Core Strategy trees. No known ecological designations. avoid land take of identified (including **Objectives** (Surrey protected) habitats? Biodiversity Action Plan avoid fragmentation, and increase Targets under revision). Optimising/mitigating measures: connectivity, of habitats? The loss of amenity greenspace will need to be justified. avoid recreational impacts on habitats? Trends: little change over • avoid adverse hydrological impacts on time. Majority of SSSIs in A tree survey should be undertaken to assess the value of habitats? 'unfavourable but them. Design should seek to retain existing trees where avoid the impacts of vehicle emissions recovering' condition: possible. on habitats? majority of SNCIs stable • avoid the impact of light on habitats? or declining in quality. An ecological assessment may be required. • preserve and protect existing habitats? Increasing SANG • provide opportunities for enhancement provision. Stable bird All housing allocations are required to make a contribution to and/or creation of biodiversity? populations. avoid harm to the SPA. 10. Conserve and Would the development of the site / policy Targets: preserve and 0 0 The loss of amenity greenspace will need to be justified enhance and where enhance cultural and option: appropriate make • avoid adverse impacts on important historic features. Development of this site will not have any direct adverse Source: Core Strategy accessible for landscapes? impacts on heritage assets. enjoyment the Policv CS20 • conserve and/or enhance the Borough's natural, historic and Improved provision of existing green infrastructure assets? cultural assets and open space. Source: • conserve and/or enhance heritage Core Strategy Policy landscapes of assets and their settings? Woking CS17 lead to the improved management, restoration and/or sensitive reuse of a

Intrastructure inclu	<ul> <li>Iding a new energy centre and highway heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high	rovisior			
		archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22.	0	0	0	As a part brownfield and part greenfield site, the mixed use development would be required to achieve Level 4 or 5 of th Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm. depending on the siting and quantity of development. This will be determined on a case by case basis. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface wate runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Due to the sites location, the development should consider establishing or connecting to an existing CHP network.
	<ul><li>infrastructure?</li><li>increase the capacity of the habitat to act as a carbon sink?</li></ul>	Trends: decreasing local CO2 emissions (to 2010);				The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in

	<ul> <li>ding a new energy centre and highway</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	increase in sustainably constructed dwellings.				surface water runoff, against the implementation of the Code for Sustainable Homes and BREEAM 'and possible connection with a CHP network. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non- residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery	-	0	0	The Council has effective measures, policies and guidance ir place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is

SITE/0030/GLDE, SHLAACAN005: Victoria Square Development, Church Street West, Woking, GU21 6HD 0.76 hectare site for mixed-use redevelopment to comprise retail, hotel, medical/offices, residential including Affordable Housing, open space and infrastructure including a new energy centre and highway improvements, and re-provision of public open space. Plan 2011. reflected in the neutral score. Trends: increase in Optimising/mitigating measures: recycling and composting: Design of development should facilitate the reduction of decrease in waste going waste and the recycling and composting of the waste to landfill. produced. 14. Maintain and Would the development of the site / policy Targets: achieve at least 0 0 0 Planning policy requirements should ensure the development 'good' status in all water is water efficient by achieving Level 4 or 5 of the Code for improve water quality option: bodies by 2015. Source: Sustainable Homes or BREEAM 'very good' depending on of the region's rivers • support the improvement of water Water Framework the siting of the proposed development. This will be and groundwater, quality? Directive. determined on a case by case basis. and manage water • support the efficient use of water Decrease consumption of resources resources? sustainably water to The Environment Agency has confirmed that there are no • operate within the existing capacities for 105litres/person/day in Groundwater Source Protection Zones within the Borough, water supply and wastewater homes. Source: Core and the site is not located near the Borough boundary (and treatment? Strategy Policy CS22. any development is therefore unlikely to affect zones within • prevent water resource pollution? neighbouring boroughs). facilitate water quality to be achieved Trends: river quality in the through remediation? Borough remains Optimising/mitigating measures: provide adequate wastewater and Design of the development would have to provide suitable poor/moderate: sewerage infrastructure? consumption of water wastewater and sewerage infrastructure remains high. Would the development of the site / policy 15. Reduce the need Targets: decrease travel + + The site lies within Town Centre. It is close to a range of + to travel, encourage option: by car; decrease need to services and facilities. Public transport is highly accessible, safe, sustainable • reduce the need to travel, particularly by travel and distance within the town centre, with good bus, rail, cycle and walking transport options and car/van/lorrv? travelled: increase use of infrastructure. It would therefore promote sustainable forms make the best use of non-car modes: increase of travel and reduce the need to travel. • reduce the need for car ownership? existing transport level of satisfaction with • support improved provision for cycling? infrastructure ease of access to work by • support improved provision for walking? anv mode: maintain bus • affect public rights of way? patronage and improve • support improved access to public punctuality of services. transport? Source: Surrey Transport • support the provision of a safe transport Plan 2011 & Core network? Strategy Policy CS18. be accommodated within the existing public transport constraints? Trends: proportion of lead to development within a main town. people travelling to work district or local centre? by car remains static • improve proximity to key services such (57.79% in 2011 vs. as schools, food shops, public transport, 58.9% in 2001) and by health centres etc.? bicvcle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in

0.76 hectare site fo	ding a new energy centre and highway	se retail, hotel, medical/o improvements, and re-p cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	ffices, r provision	esidentia of pub	al includ lic oper	
16. Maintain high and	Economic o Would the development of the site / policy	bjectives: building a strong, re Targets: increase	sponsive ++	and comp	etitive ed	conomy Strategic site that can deliver a significant mixed-use
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	rargets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one				Strategic site that can deliver a significant mixed-use development within the town centre. There is potential that some existing outmoded office floorspace may be lost however redevelopment provides opportunity for an overall increase in commercial floorspace, including retail, hotel and leisure and community uses and therefore would generate a significant number of jobs, in a variety of fields. Strategic site would make a significant contribution to new retail floorspace within the Town Centre. Optimising/mitigation measures: The loss of any existing employment floorspace will need to be reprovided. If the case where this is unavoidable then the loss will need to be justified.

	ding a new energy centre and highway	year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i> <i>Development Strategy</i> 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	++	++	++	Mixed-use development would bring forward commercial development, including retail, community facility, open space and leisure.
	Oise if a set of a little and the time to use the house	Overall Concl	usions			
Summary of Social Impacts & Issues	Significant positive contribution towards hou Significant positive impact on health and we Good access to range of services and facilit	llbeing;				
Summary of Environmental	Efficient use of brownfield land; Town Centre location promotes use of susta	inable modes of travel;		. in fact of	- 4	
Impacts & Issues Summary of Economic Impacts & Issues	Site lies within district heating connection zo Significant commercial development of the s Significant commercial development of the s Development would support and enhance th	ite would encourage provision site would provide for the need	of jobs a s of busi	accessible	to local	

SITE/0030/GLDE, SHLAACAN005: Victoria Square Development, Church Street West, Woking, GU21 6HD 0.76 hectare site for mixed-use redevelopment to comprise retail, hotel, medical/offices, residential including Affordable Housing, open space and infrastructure including a new energy centre and highway improvements, and re-provision of public open space.

- Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Areas of public open space/public realms should be re-provided on site
- The fire station should be retained or relocated elsewhere within the Town Centre
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;
- Undertake feasibility study for connection to CHP network.
- Opportunity to maximise commercial development on the site
- The loss of commercial floorspace will need to be justified
- The loss of amenity space will need to be justified
- All new housing required to make contribution to mitigation against the SPA
- Redevelopment may require a tree survey and ecological assessment
- Redevelopment to meet all relevant sustainable construction and design standards set out in the Core Strategy and SPDs

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 50 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, within public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	<ul> <li>mixed-use development to comprise</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation				
3. Reduce	Would the development of the site / policy	in both health and exercise activities has significantly increased in recent years. Trends: No development	0	0	0	Site located within Flood Zone 1, where development i
vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	has been/is permitted in the floodplain against the advice of the Environment Agency.				recommended to take place and will therefore have a neutral impact in terms of this objective. Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers t work towards replicating greenfield run-off situations (e.g through minimising paved areas, keeping drains clear general maintenance), followed by source control measures A Flood Risk Assessment will be required for developmen proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overal neutral score.
						<ul> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and fou water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	+	+	+	

crime and social	r mixed-use development to comprise option:	deprivation, crime, anti-		J		Indices of Deprivation (IMD, 2010) does not identify any
crime and social exclusion	option: • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities?	deprivation, crime, anti- social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing				<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Whilst the housing element of the development will overal have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices and retail). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and crime. Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within:         • Woking Town Centre         • High Accessibility Zone (parking)         • 0-10 minutes to Woking Railway Station         • 6-10 minutes walk to a primary school         • 16-20 minutes walk to a secondary school         • 6-10 minutes walk to a GP         The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.

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					and retail.         The development would improve access to existing key services (employment – offices and retail)         The development would help to support existing services and facilities in the community.         The development of the site would contribute towards enhancement of the multi-modal interchange facility near the railway station. This will offer improved accessibility to services and facilities by public transport.
Environmental objec	tives: protecting and enhancir	ig our nat	ural, built a	and histo	ric environment
<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.
<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area.	-	0	0	Site is opposite the railway station and a main railway line. Development could potentially be vulnerable to noise pollution. However, the Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential short term negative impacts in the medium to long term. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to
	Environmental object         Would the development of the site / policy option:         • support the use of and remediation of previously developed land?         • support higher density development and/or a mix of uses?         • encourage the re-use of existing buildings?         • result in the loss of greenfield land (including gardens)?         • support the restoration of vacant / contaminated land?         Would the development of the site / policy option:         • affect an existing AQMA or lead to its designation?         • help to improve air quality?         • support specific actions in designated AQMAs?         • avoid an increase in congestion which may cause pollution from traffic?	r mixed-use development to comprise residential including Affe         Environmental objectives: protecting and enhancir         Would the development of the site / policy option:       Targets: 70% of new residential development to be on previously developed land?         • support higher density development and/or a mix of uses?       2010 and 2027. Source: Core Strategy Policy CS10.         • result in the loss of greenfield land (including gardens)?       Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.         Would the development of the site / policy contaminated land?       Trends: since 2010, the target is being met and exceeded.         Would the development of the site / policy option:       Targets: improve air quality. Source: Core Strategy Policy CS10.         Would the development of the site / policy option:       Trends: since 2010, the target is being met and exceeded.         Would the development of the site / policy option:       Source: Core Strategy Objectives         • help to improve air quality?       Source: Core Strategy Objective         • avoid an increase in congestion which may cause pollution from traffic?       Trends: one AQMA (increasing trend), and an air quality "hot spot" at constitution Hill area.	r mixed-use development to comprise residential including Affordable         Environmental objectives: protecting and enhancing our nat         Would the development of the site / policy option:       Targets: 70% of new residential development to be on previously developed land?         • support he use of and remediation of previously developed land?       Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.       +         • encourage the re-use of existing buildings?       Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.       -         Would the development of the site / policy contaminated land?       Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution.       -         Would the development of the site / policy option:       • and an increase in congestion which may cause pollution from traffic?       • ansure people are not exposed to greater levels of noise?       • and An air quality "hot spot" at Constitution Hill area.	r mixed-use development to comprise residential including Affordable Housing.         Environmental objectives: protecting and enhancing our natural, built         Would the development of the site / policy option:       Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS 10.       +         • encourage the re-use of existing buildings?       >       +         • support higher density development and/or a mix of uses?       Economic development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS 10.       +         • encourage the re-use of existing buildings?       =       =         • support the restoration of vacant / contaminated land?       =       Core Strategy Policy CS10.         Would the development of the site / policy option:       =       Targets: since 2010, the target is being met and exceeded.         Would the development of the site / policy option:       =       Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution, Source: Core Strategy Objective       =       0         • avoid an increase in congestion which may cause pollution from traffic?       =       0         • avoid an increase in congestion which may cause pollution from traffic?       =       0         • avoid an increase in congestion which may cause pollution from traffic?       Trends: one AQMA (increasing trend), and an air quality "hot spot" at con	option:residential development to be on previously developed land?• support higher density development and/or a mix of uses?residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.• necourage the re-use of existing buildings?contract of evelopment to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.• would the development of the site / policy option:Trends: since 2010, the target is being met and exceeded.• would the development of the site / policy option:Trends: since 2010, the target is being met and exceeded.• avoid an increase in congestion which may cause pollution from traffic? • ensure people are not exposed to greater levels of noise?- 0• ensure people are not exposed to greater levels of noise?Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Lind the delution is not"

		an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development of the site could help remediate potential historic contamination on the site. Historical contaminative uses may have led to soil and groundwater contamination in and around the former Petrol Service Station that will need to be considered during any development/change of use of the site. A mixed use scheme will address and remediate any potential contamination issues. Optimising/mitigation measures: Opportunity for redevelopment to remediate any potential contamination
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impact of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations. Optimising/mitigating measures: All housing development are require to make contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered	-	-	-	The site is within Woking Town Centre Conservation Area and comprises locally listed buildings. Redevelopment here will have an impact on the character of this area. Optimising/mitigating measures: Redevelopment should be sensitively designed to have regard to the conservation area setting and listed buildings in the vicinity.

		parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable</i> <i>Energy Directive and Core</i> <i>Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source:</i> <i>Core Strategy Policies</i> <i>CS9 &amp; CS22.</i> Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable</li> </ul>

						Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amountof waste produced percapita; increasepercentage ofrecycled/compostedwaste. Source: SurreyWaste Plan 2008, WokingInfrastructure DeliveryPlan 2011.Trends: increase inrecycling and composting;decrease in waste goingto landfill.	-	0	0	The Council has effective measures, policies and guidance i place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The Environment Agency has confirmed that there are no

	<ul> <li>water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				<ul><li>and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li><li>Optimising/mitigating measures:</li><li>Design of the development would have to provide suitable wastewater and sewerage infrastructure</li></ul>
5. Reduce the need travel, encourage afe, sustainable ansport options and ake the best use of tisting transport frastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, within the town centre, with good bus, rail, cycle and walking infrastructure. It would therefore promote sustainable forms of travel and reduce the need to travel.

	HLAACAN006: 1-12 High Street and 26					and rotail
0.58 nectare site to 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>r mixed-use development to comprise</li> <li>Would the development of the site / policy option: <ul> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul> </li> </ul>	residential including Afformation         Targets: increase         employment provision and         job opportunities; increase         access to and         participation in education.         Source: NPPF and         Woking Economic         Development Strategy         (2012)         Trends: gradually         increasing economically         active population (51,800         in 2012/13 from 51,000 in         2011/12); steady supply of         jobs; decreasing number         of unemployment benefit         claimants; increase in         number of apprentices;         number of apprentices;         numbers of unemployed         economically active         people – performing better         than regional and national         levels.         Increase in number of         people with NVQ2 and         higher qualifications since         2010. However, number         of people with no         qualifications has         increased by 1,100 in one         year and makes up nearly         7% of the Borough's         population (2012/13).	++	++	++	Mixed-use development will bring forward significant levels of commercial use, and promote generation of jobs.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of	++	++	++	Mixed-use development would bring forward significant commercial development that will have a positive impact on the Town Centre economy.

centres	<ul> <li>mixed-use development to comprise</li> <li>support start-up and local businesses?</li> </ul>	VAT registered						
	• support the vibrancy of the town, district	t businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey						
	and local centres?							
		(but performing well						
		regionally/nationally);						
		decrease in B1, B2 and						
		B8 floorspace (2013); high						
		vacancy rates for						
		commercial and industrial						
		floorspace (20.3% in 2013); retail vacancy rate						
		in Town Centre continues						
		to increase. Retail						
		vacancy rates in other						
		urban centres gradually						
		falling (except in Horsell).						
Summary of Social	Positive contribution towards housing requir	Overall Conclusio	IS					
Impacts & Issues	Positive contribution towards housing require Positive impact on health and wellbeing;	ement,						
Summary of	Efficient use of brownfield land:							
Environmental	Town Centre location promotes use of susta	inable modes of travel;						
Impacts & Issues	Site lies within district heating connection zo			).				
<u> </u>	Redevelopment would lead to remediation of							
Summary of Economic Impacts &	Commercial development of the site would e Commercial development of the site would p			nts;				
Issues	Development would support and enhance the		ulball aleas,					
Summary of optimising								
	using to be provided on site in line with policy	CS12. If this can not be achieved th	en evidence will r	need to be submitted to support otherwise				
	of dwellings types and sizes to address the n							
Design of the	development to have regard to incorporation	of SuDS and other adaptation meas	ures such as gree	en infrastructure features				
	sessment (subject to the findings of the fortho							
•	scheme to seek to design out crime and redu	•						
				ntial buildings over 1,000 sqm., and take account of layout,				
	ntation and landscaping to maximise efficient							
			ort network, mitig	ating measures, and opportunities to minimise car use;				
	ng development required to make contribution elopment to have regard to Conservation Area		and their setting:					
	asibility study for connection to CHP network		and their setting,					
	elopment should facilitate the reduction of wa	ste and the recycling and composti	nd of the waste pr	oduced				
	development would have to provide suitable v							
			-					
<ul> <li>Remediation of</li> </ul>	of any potential contamination of land.							

SITE/0031/GLDE, SHLAACAN006: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN 0.58 hectare site for mixed-use development to comprise residential including Affordable Housing, offices and retail. • Redevelopment to meet all relevant sustainable construction and design standards set out in the Core Strategy and SPDs

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: sup 1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>porting strong, vibrant and healthy communitie</li> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	s Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement. It is anticipated that converstion of the upper floors would yield 15 dwellings (SHLAA, 2017).</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12 (unless permitted development)</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes which meet local nee Development will encourage healthy lifestyles where residential is close to services and facilities within the centre

	r conversion to residential use open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Converstion of the upper floors will have a neutral impact.
4. Reduce poverty, crime and social exclusion	<ul> <li>resolve all existing drainage problem?</li> <li>Would the development of the site / policy option: <ul> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul> </li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2015) does not identify any issues at this location.</li> <li>Development will have a neutral impact on this objective, although careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

		claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and crime. Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility zone</li> <li>0-6 minutes to nearest railway station</li> <li>6-10 minute walk to a primary school</li> <li>21-25 minute walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>0-6 minutes to nearest railway station</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced. The development would help to support existing services and facilities in the community.
	es: protecting and enhancing our natural, built			1		
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment	+	+	+	Site is an existing brownfield site. Redevelopment will encourage the re-use of existing buildings.

	support the restoration of vacant / contaminated land?	areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve airquality. Source: Air QualityProgress Report 2014Maintain low levels of lightand noise pollution.Source: Core StrategyObjectiveTrends: one AQMA(increasing trend), and anair quality "hot spot" atConstitution Hill area.Light pollution is notcurrently considered to bean issue in the Borough.	-	0	0	<ul> <li>The site is just opposite the railway station and a main railway line. Development could be vulnerable to noise. However, the Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. The potential benefits will neutralise the short negative impacts in the medium to long term.</li> <li>Optimising/mitigation measures: <ul> <li>Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</li> </ul> </li> <li>Noise assessment to be carried out to determine, and mitigate if necessary, noise pollution from road/rail/surrounding commercial uses.</li> </ul>
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: All housing developments are required to make a contribution to avoid harm to the SPA.

	egent House, 19-20 The Broadway, Wo or conversion to residential use	king GU21 5AP (upper flo	ors only	/)		
	<ul> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy</i> <i>Policy CS20</i> Improved provision of open space. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	+	+	+	The site is within Woking Town Centre Conservation Area, although the existing building is of little architectural merit. Redevelopment therefore provides an opportunity to improve the design of the building and enhance the Conservation Area. Neutral impacts on green infrastructure. Optimising/mitigating measures: Design of development to have regard to Woking Town Centre Conservation Area – particularly the adjacent Victoria/Edwardian buildings - where proposals should aim to enhance it.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable</i>	+	+	+	Redevelopment offers opportunity to increase efficiency of older building stock in line with energy and water efficiency requirements in policy CS22. The site offers good accessibility to most local facilities, and

	gent House, 19-20 The Broadway, Wol	king GU21 5AP (upper flo	ors only	/)		
<b>0.04 hectare site for</b> production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>r conversion to residential use</li> <li>gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				sustainable modes of transport, and should not result in increased emissions from transport. Redevelopment of the upper floors would have a neutral effect on vulnerability to climate change impacts. Optimising/mitigating measures: Design of the development to incorporate water and energy efficiency measures.
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Sustainable traver covered by SA15</li> <li>Would the development of the site / policy option: <ul> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul> </li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and pageogatee)	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments. Optimising/mitigating measures: Design of the development to incorporate sustainable design and construction techniques and support use of local resources in line with policy CS22 and Climate Change SPD.
13. Reduce waste generation and disposal and achieve sustainable management of	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction</li> </ul>	aggregates). Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of

waste	r conversion to residential use	waste. Source: Surrey				waste that is produced within the borough. However through
Wasie	process	Waste Plan 2008, Woking				the sustainable management of waste, the amount of waste
		Infrastructure Delivery				produced will reduce over a medium to long term, and is
		Plan 2011.				reflected in the neutral score.
		Trends: increase in				Optimising/mitigating measures:
		recycling and composting;				Design of development should facilitate the reduction of
		decrease in waste going				waste and the recycling and composting of the waste
		to landfill.				produced.
14. Maintain and	Would the development of the site / policy	Targets: achieve at least	0	0	0	Planning policy requirements should ensure the development
improve water quality of the region's rivers	<ul><li>option:</li><li>support the improvement of water</li></ul>	'good' status in all water bodies by 2015. Source:				achieves efficient use of water (policy CS22). Existing wastewater and sewerage infrastructure would not be
and groundwater,	<ul> <li>support the improvement of water quality?</li> </ul>	Water Framework				affected by redevelopment to residential use.
and manage water	<ul> <li>support the efficient use of water</li> </ul>	Directive.				
resources	resources?	Decrease consumption of				The Environment Agency has confirmed that there are no
sustainably	• operate within the existing capacities for	water to				Groundwater Source Protection Zones within the Borough,
	water supply and wastewater	105litres/person/day in				and the site is not located near the Borough boundary (and
	treatment?	homes. Source: Core				any development is therefore unlikely to affect zones within
	<ul> <li>prevent water resource pollution?</li> </ul>	Strategy Policy CS22.				neighbouring boroughs).
	<ul> <li>facilitate water quality to be achieved</li> </ul>	Trends: river quality in the				
	through remediation?	Borough remains				
	<ul> <li>provide adequate wastewater and</li> </ul>	poor/moderate;				
	sewerage infrastructure?	consumption of water				
		remains high.				
15. Reduce the need	Would the development of the site / policy	Targets: decrease travel	+	+	+	The site lies within Town Centre. It is close to a range of
to travel, encourage	option:	by car; decrease need to				services and facilities. Public transport is highly accessible,
safe, sustainable	• reduce the need to travel, particularly by	travel and distance				particularly for this site which is located directly across the
transport options and make the best use of	<ul><li>car/van/lorry?</li><li>reduce the need for car ownership?</li></ul>	travelled; increase use of non-car modes; increase				road from the bus and rail station. It would therefore promote sustainable forms of travel and reduce the need to travel.
existing transport	<ul> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> </ul>	level of satisfaction with				
infrastructure	<ul> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> </ul>	ease of access to work by				
	<ul> <li>affect public rights of way?</li> </ul>	any mode; maintain bus				
	<ul> <li>support improved access to public</li> </ul>	patronage and improve				
	transport?	punctuality of services.				
	<ul> <li>support the provision of a safe transport</li> </ul>	Source: Surrey Transport				
	network?	Plan 2011 & Core Strategy Policy CS18.				
	<ul> <li>be accommodated within the existing public transport constraints?</li> </ul>					
	<ul> <li>lead to development within a main town,</li> </ul>	Trends: proportion of				
	district or local centre?	people travelling to work				
	<ul> <li>improve proximity to key services such</li> </ul>	by car remains static (57.79% in 2011 vs.				
	as schools, food shops, public transport,	58.9% in 2001) and by				
	health centres etc.?	bicycle remains static		1	1	

	r conversion to residential use	(2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.			
Economic objectives: b 16. Maintain high and	uilding a strong, responsive and competitive of Would the development of the site / policy			1	The upper floors are currently in B1a office use. Conversion
stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has			The upper libors are currently in B ta office use. Conversion to residential use would lead to a loss of jobs accessible to local residents. This would conflict with Core Strategy Policy CS3 and CS15 which seeks to retain employment uses in sustainable locations. Due to the size of the site, it is unlikely that the site is suitable for a mixed use residential and employment scheme, therefore residential development would result in the loss of employment opportunities. There is limited opportunity to increase the height of the building in order to retain office use due to the potential impact on adjacent Conservation Area buildings. Summary of optimising/mitigating measures: Retain existing office/commercial floorspace and employment opportunities

	r conversion to residential use	increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	-	-	-	Development would result in the loss of employment/jobs for start-up and local businesses in the Borough. This could have a negative impact on the vibrancy and viability of the Town Centre.
<u> </u>		Overall Conc	usions			
Summary of Social Impacts & Issues	Positive contribution towards housing requir Positive impact on health and wellbeing; Positive impact on accessibility to services a					
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Potential for prospective residents to be exp Town Centre location promotes use of susta Site lies within a conservation area. Existing area.	inable modes of travel - can i				ansport infrastructure; ment offers the potential for enhancement of the surrounding
Summary of Economic Impacts & Issues	Negative impacts due to loss of employmen	t use.				

## SHLAACAN007: Regent House, 19-20 The Broadway, Woking GU21 5AP (upper floors only) 0.04 hectare site for conversion to residential use

Summary of optimising/mitigating measures:

- Affordable housing to be provided on site in line with Policy CS12 (unless permitted development)
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;
- All housing development is required to make contribution to avoid harm to the SPA
- Design of development to have regard to, and enhance, Woking Town Centre Conservation Area and its setting particularly the adjacent Victoria/Edwardian buildings
- Undertake noise impact assessment, focussing on noise from road/rail/commercial uses
- Design of development to achieve water and energy efficiency requirements, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Design of the development to incorporate sustainable design and construction techniques and support use of local resources in line with policy CS22 and Climate Change SPD

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	vibrant and		communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 67 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, and partially within public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line wit policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> <i>and Performance Plan</i>	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre

SITE/0084/GLDE, SHLAACAN030: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ 0.69 hectare site for mixed-use development to comprise community, leisure, offices and residential including Affordable Housing. 2013-14 improve accessibility to leisure and open space for informal and/or formal Trends: 86.3% of people recreation? describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years. 3. Reduce Trends: No development Would the development of the site / policy 0 0 0 Site located within Flood Zone 1, where development is vulnerabilitv to has been/is permitted in recommended to take place and will therefore have a neutral option: flooding and harm the floodplain against the impact in terms of this objective. • result in development within an area at from flooding on risk of flooding (e.g. flood zone 3a and advice of the Environment public well-being, the Available information suggests pluvial flooding in the locality. 3b or areas of known pluvial flooding)? Agency. Core Strategy Policy CS9 (para. 5.50) requires developers to economy and the • reduce flood risk to the development work towards replicating greenfield run-off situations (e.g. environment and to adjacent development? through minimising paved areas, keeping drains clear, avoid an adverse impact on flood zones general maintenance), followed by source control measures. 3a and 3b? A Flood Risk Assessment will be required for development • resolve an existing drainage problem? proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score. Optimising/mitigating measures: Design of the development would have to take into • account SuDS and provide suitable surface and foul water drainage Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)

4 Reduce poverty	r mixed-use development to comprise			1		Indices of Deprivation (IMD, 2010) does not identify any
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+	+	+	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Whilst the housing element of the development will overal have a neutral impact on this objective, the development is a mixed use development to include additional employmen floorspace (offices, retail, leisure). This will create additional jobs, some of which could be sourced from the local area which will have direct impacts on poverty.</li> <li>Community provision could potentially take the form of reprovision of conference facilities.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility Zone (parking)</li> <li>0-10 minutes to Woking Railway Station</li> <li>6-10 minutes walk to a primary school</li> <li>16-20 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities.

0.69 hectare site for mixed-use development to comprise community, leisure, offices and residential including Affordable Housing.

	i mixed-use development to comprise	sommunity, leisure, offic		concill		
						will be reduced.
						The development would improve access to existing key services (employment – leisure and offices)
						The development would help to support existing services and facilities in the community.
						Development would result in loss of leisure facility. The loss of this facility would need to be justified or re-provided elsewhere.
						Public realm to the north eastern tip also to be re-provided.
						Overall, the development is considered to contribute positively in terms of accessibility to services and facilities.
						Optimising/mitigation measures:
						Re-provision of leisure facility
						Re-provision of public realm
	Environmental objec	tives: protecting and enhancin	g our nat	ural, built a	and histo	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light	Would the development of the site / policy	Targets: improve air	0	0	0	Town Centre location of this site promotes sustainable
and noise pollution	option:	quality. Source: Air Quality Progress Report 2014				modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and
	<ul> <li>affect an existing AQMA or lead to its designation?</li> </ul>	Maintain low levels of light				subsequently air pollution from traffic. The beneficial impacts
	uesignation	Maintain low levels of light		1	I	1 subsequency an polition normanic. The beneficial impacts

SITE/0084/GLDE, S	HLAACAN030: The Big Apple America	n Amusements Ltd, H.G.	Wells C	onferen	ce Cent	re, The Rat and Parrot PH, 48-58 Chertsey Road,
Woking, GU21 5AJ	or mixed-use development to comprise	community leisure offic	es and	resident	ial inclu	Iding Affordable Housing
	<ul> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				of development will neutralise any potential negative impacts Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations. Optimising/mitigating measures: All housing development are require to make contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy</i> <i>Policy CS20</i> Improved provision of	-	-	-	The site is adjacent to Woking Town Centre Conservation Area. Redevelopment of this site will impact on the character of this location. However, the existing buildings are of little architectural merit therefore there is opportunity to enhance the character of the area its sensitive setting from a carefully designed scheme.

SITE/0084/GLDE, S Woking, GU21 5AJ	HLAACAN030: The Big Apple America	n Amusements Ltd, H.G.	Wells C	onferenc	ce Centi	re, The Rat and Parrot PH, 48-58 Chertsey Road,
	r mixed-use development to comprise	community. leisure. offic	es and	residenti	al inclu	ding Affordable Housing.
cultural assets and landscapes of Woking	<ul> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				Development of this site will not have adverse impacts on natural designated landscapes Optimising/mitigating measures: Design of development to have regard to Woking Town Centre Conservation Area and listed buildings to the south west of the site.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies	0	0	0	The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Due to the sites location, the development should consider establishing or connecting to an existing CHP network.

Woking, GU21 5AJ	HLAACAN030: The Big Apple America r mixed-use development to comprise					re, The Rat and Parrot PH, 48-58 Chertsey Road, ding Affordable Housing.
	<ul> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for any non- residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. <i>Source: Surrey</i>	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through

0.69 hectare site for mixed-use development to comprise community, leisure, offices and residential including Affordable Housing.

0.69 nectare site fo	r mixed-use development to comprise	<u>community, leisure, offic</u>	es and	residenti	al inclu	aing Attordable Housing.
		Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.				the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential development over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static	+	+	+	The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, within the town centre, with good bus, rail, cycle and walking infrastructure. It would therefore promote sustainable forms of travel and reduce the need to travel.

SITE/0084/GLDE, SHLAACAN030: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ 0.69 hectare site for mixed-use development to comprise community, leisure, offices and residential including Affordable Housing. (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services. Economic objectives: building a strong, responsive and competitive economy 16. Maintain high and Would the development of the site / policy Targets: increase Mixed-use development will bring forward commercial use, + + + stable levels of employment provision and and promote generation of jobs. option: job opportunities; increase employment and encourage diversity and guality of productivity, and access to and employment in the Borough? encourage high participation in education. • encourage provision of jobs accessible quality, low impact Source: NPPF and to local residents? development and Woking Economic • enable local people to work near their education for all Development Strategy homes? (2012) • ensure the timely provision of infrastructure? Trends: gradually • support the implementation of increasing economically BREEAM? active population (51,800 • support a better match between in 2012/13 from 51,000 in education and local employment 2011/12); steady supply of opportunities? jobs; decreasing number • improve access to and participation in of unemployment benefit education? claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no

U.09 nectare site to	r mixed-use development to comprise		es and i	esidenti	ai inciu	aing Attordable Housing.
		qualifications has				
		increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
		population (2012/13).				
17. Provide a range	Would the development of the site / policy	Targets: increase in	+	+	+	Mixed-use development would bring forward commercial
of commercial	option:	registered businesses;				development.
development	<ul> <li>lead to the loss of viable</li> </ul>	decrease in amount of				
opportunities to meet	employment/jobs?	vacant retail, commercial				
the needs of the	<ul> <li>deliver sufficient employment land?</li> </ul>	and industrial floorspace;				
economy and, in	<ul> <li>provide for the needs of business in</li> </ul>	improve quality of office				
particular, support	urban and rural areas (such as range of	space. Source: Economic				
and enhance	premises, land, infrastructure and	Development Strategy				
economies of town,	services)?	2012				
district, local and	<ul> <li>increase the economic benefit derived</li> </ul>					
neighbourhood	from the historic environment?	Trends: increase in no. of				
centres	<ul> <li>support start-up and local businesses?</li> </ul>	VAT registered				
	<ul> <li>support the vibrancy of the town, district</li> </ul>	businesses (from 1997 to				
	and local centres?	2007 – no recent data);				
		low UK Competitiveness				
		Index ranking in Surrey				
		(but performing well				
		regionally/nationally);				
		decrease in B1, B2 and				
		B8 floorspace (2013); high				
		vacancy rates for commercial and industrial				
		floorspace (20.3% in				
		2013); retail vacancy rate				
		in Town Centre continues				
		to increase. Retail				
		vacancy rates in other				
		urban centres gradually				
		falling (except in Horsell).				
	l 	Overall Concl	usions		I	I
Summary of Social	Positive contribution towards housing requir					
Impacts & Issues	Positive impact on health and wellbeing;					
1	,					
Summary of	Efficient use of brownfield land;					
Environmental	Town Centre location promotes use of susta	inable modes of travel;				
Impacts & Issues	Site lies within district heating connection zo		le energy	/ infrastruc	ture.	
Summary of	Commercial development of the site would e					
Economic Impacts &	Commercial development of the site would p				,	
Issues	Development would support and enhance the					

0.69 hectare site for mixed-use development to comprise community, leisure, offices and residential including Affordable Housing.

## 0.69 hectare site for mixed-use development to comprise community, leisure, offices and residential including Affordable Housing.

Summary of optimising/mitigating measures:

- Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Re-provision of leisure facility
- Re-provision of public realm
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- All housing development are require to make contribution to avoid harm to the SPA.
- Opportunity for development to reprovide community infrastructure or make contribution towards provision of alternative community infrastructure;
- Opportunity for development to reprovide public realm or make contribution towards provision of alternative public realm;
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;
- Design of development to have regard to Woking Town Centre Conservation Area, listed buildings and their setting;
- Undertake feasibility study for connection to CHP network

SA Objective	r mixed-use development to comprise Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 14 dwellings (SHLAA, 2014).</li> <li>As a previously developed site of over between 11 and 14 homes (and assumed to be more than 1,000 square metres of gross floorspace), but under 0.5 ha site area, 30% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South				
		East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g through minimising paved areas, keeping drains clear general maintenance), followed by source control measures A Flood Risk Assessment will be required for developmen proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overal neutral score.
						<ul> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and fou water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Deprivation (IMD, 2010) does not identify an issues at this location.

	r mixed-use development to comprise • address issues of deprivation?	•				
exclusion	<ul> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul> <li>Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility Zone (parking)</li> <li>400-800m access by foot to nearest centre</li> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.

	r mixed-use development to comprise					The development would provide access to additional
						employment (offices)
						The development would help to support existing services and facilities in the community.
	Environmental objec	tives: protecting and enhancin	g our nat	ural, built	and histor	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of land.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil	Would the development of the site / policy option: • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.	+	+	+	Development has the potential for the remediation of potential contamination on the site. Historical contaminative uses may have led to soil and groundwater contamination in and around the former builders yard that will need to be

quality	<ul> <li>support the remediation of contaminated land?</li> </ul>	Source: NPPF.				considered during any development/change of use of the site. A mixed use scheme will address and remediate any
	<ul> <li>reduce the risk of creating further contamination?</li> </ul>	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				potential contamination issues. Optimising/mitigation measures: Opportunity for redevelopment to remediate any potential contamination
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: All housing development are require to make contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets. Optimising/mitigating measures: Design of development to have regard to Basingstoke Canal Conservation Area to north of site.

0.14 hectare site for mixed-use development t	Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential		ing and	
<ul> <li>11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts</li> <li>Would the development of the option: <ul> <li>improve the energy efficiency building stock?</li> <li>help take advantage of pass gain through orientation?</li> <li>help minimise the use of en design and occupation?</li> <li>help minimise the use of en design and occupation?</li> <li>reduce the emission of gree gases?</li> <li>facilitate the generation/use renewable energy?</li> <li>support decentralised energy eneration?</li> <li>support the development of site CHP and/or link to an efacility?</li> <li>support the co-ordination of infrastructure?</li> <li>increase the resilience of the climate change impacts?</li> <li>support the implementation for Sustainable Homes and NB. Flooding covered by SA3 Sustainable travel covered by</li> </ul> </li> </ul>	carbon emissions and increase energy from renewable sources.sive solarSource: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22.yIncrease green infrastructure for adaptation purposes (including SUDS). Source CO2 emissions (to 2010); increase in sustainably constructed dwellings.habitat toTrends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>

	HLAAGE028 (SHLAA 2014 Ref): King's r mixed-use development to comprise					
						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting;	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of
		decrease in waste going to landfill.				waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22.	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).

0.14 hectare site for	<ul> <li>mixed-use development to comprise</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, within the town centre, with good bus, rail, cycle and walking infrastructure. It would therefore promote sustainable forms of travel and reduce the need to travel.
	Economic of	pjectives: building a strong, re	snonsive	and comp	etitive ec	Onomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	++	4110 COMP ++	++	Mixed-use development will bring forward significant
stable levels of employment and	option: • encourage diversity and quality of	employment provision and job opportunities; increase	1 T	ιŦ		commercial use, and promote generation of jobs.

	HLAAGE028 (SHLAA 2014 Ref): King's					
	r mixed-use development to comprise		fordab	le Housir	ng and	offices
0.14 hectare site for productivity, and encourage high quality, low impact development and education for all	<ul> <li>mixed-use development to comprise</li> <li>employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	of residential including A access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly	<u>.ffordab</u>	le Housir	ng and	offices
17. Provide a range	Would the development of the site / policy	7% of the Borough's population (2012/13). Targets: increase in	++	++	++	Mixed-use development would bring forward significant
of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and	<ul> <li>volue the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived</li> </ul>	registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012	ŦŦ	**	TT	commercial development.
neighbourhood centres	<ul> <li>Increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data);				

	HLAAGE028 (SHLAA 2014 Ref): King's Court, Church Street East, Woking, GU21 6HA						
0.14 hectare site fo	r mixed-use development to comprise of residential including Affordable Housing and offices						
	low UK Competitiveness						
	Index ranking in Surrey						
	(but performing well						
	regionally/nationally);						
	decrease in B1, B2 and						
	B8 floorspace (2013); high						
	vacancy rates for						
	commercial and industrial						
	floorspace (20.3% in						
	2013); retail vacancy rate						
	in Town Centre continues						
	to increase. Retail						
	vacancy rates in other						
	urban centres gradually						
	falling (except in Horsell).						
	Overall Conclusions						
Summary of Social	Positive contribution towards housing requirement;						
Impacts & Issues	Positive impact on health and wellbeing;						
Summary of	Efficient use of brownfield land;						
Environmental	Redevelopment would lead to remediation of any potential contamination of land.						
Impacts & Issues	Town Centre location promotes use of sustainable modes of travel; Site lies within district heating connection zone, promoting use of renewable energy infrastructure.						
Summary of	Site lies within district realing connection zone, promoting use of renewable energy innastructure. Significant commercial development of the site would encourage provision of jobs accessible to local residents;						
Economic Impacts &	Significant commercial development of the site would provide for the needs of business in urban areas;						
Issues	Development would support and enhance the economy of the Town Centre.						
Summary of optimising							
	using to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise						
	velopment to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., and take account of layout,						
	entation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change						
	t of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)						
	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features						
	ssessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)						
	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance						
•							
	development are require to make contribution to avoid harm to the SPA						
	Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;						
	relopment to have regard to Basingstoke Canal Conservation Area and its setting						
	ndertake feasibility study for connection to CHP network						
Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced							
Design of the development would have to provide suitable wastewater and sewerage infrastructure     Opportunity for remediation measures for potential contamination from historic uses							
Opportunity for	or remediation measures for potential contamination from historic uses						

SITE/0060/GLDE, S 0.1 hectare site for	SHLAACAN024: Griffin House, West Str r offices	eet, Woking, GU21 6BS				
SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	0	0	0	Development would to some extent encourage healthy lifestyles through location of work place in location close to services and facilities within the centre and accessible by bicycle and walking, however overall a neutral effect in terms of this objective.

	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than				
		national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i>	+	+	+	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> </ul>
	infrastructure to support communities?	Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people				<ul> <li>Optimising/mitigating measures:</li> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

0.1 hectare site for		claiming benefits lower than regional and national				
		than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility zone</li> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>16-20 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced. The development would provide access to employmen (offices). The development would help to support existing services and facilities in the community.
	Environmental objec	tives: protecting and enhancir	ig our nat	ural, built	and histo	pric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.

	HLAACAN024: Griffin House, West Str	eet, Woking, GU21 6BS				
0.1 hectare site for	offices buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land?	Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Exceeded.Targets: improve airquality. Source: Air QualityProgress Report 2014Maintain low levels of lightand noise pollution.Source: Core StrategyObjectiveTrends: one AQMA(increasing trend), and anair quality "hot spot" atConstitution Hill area.Light pollution is notcurrently considered to bean issue in the Borough.	0	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: Mitigation against harm to the SPA is not usually sought for commercial development.

SITE/0060/GLDE S	HLAACAN024: Griffin House, West Str	eet Woking GU21 6BS				
0.1 hectare site for		CCI, WORING, GOZI 003				
	<ul> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features.Source: Core Strategy Policy CS20Improved provision of open space. Source: Core Strategy Policy CS17Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.		-	-	The site is in the vicinity of a grade II listed building although is separated from Corcorde House and Church Street East. Development of this site may have an impact on this statutory heritage asset. Optimising/mitigating measures: Design of development to have regard listed buildings and their setting
11. Reduce the causes of climate change – particularly	Would the development of the site / policy option: • improve the energy efficiency of the	Targets: decrease in carbon emissions and increase energy from	0	0	0	The commercial development would be required to achieve the energy and water components of BREEAM 'very good'.

	HLAACAN024: Griffin House, West Str	eet, Woking, GU21 6BS				
<b>0.1 hectare site for</b> by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Due to the sites location, the development should consider establishing or connecting to an existing CHP network. The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM and possible connection with a CHP network. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

		produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the developmen is water efficient by achieving BREEAM 'very good'.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.	+	+	+	The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, within the town centre, with good bus, rail, cycle and walking infrastructure. It would therefore promote sustainable forms of travel and reduce the need to travel.

SITE/0060/GLDE, S	HLAACAN024: Griffin House, West Str	eet, Woking, GU21 6BS				
0.1 hectare site for	<ul> <li>public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				
		services.				
	Economic o	bjectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national	+	+	+	Development would bring forward commercial use and promote generation of jobs.

	HLAACAN024: Griffin House, West Str	oot Waking CU21 6RS				
0.1 hectare site for		eet, woking, GUZT 665				
		levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	+	+	+	Provision of additional commercial floorspace to enhance the town centre economy.
		Overall Concl				
Summary of Social Impacts & Issues	The location of employment use in sustainal	ble location create sustainable	commur	nities and I	ifestyles	
Summary of	Efficient use of brownfield land;					
Environmental	Town Centre location promotes use of susta	inable modes of travel;				

SITE/0060/GLDE, SHLAACAN024: Griffin House, West Street, Woking, GU21 6BS							
0.1 hectare site for offices							
Impacts & Issues Site lies within district heating connection zone, promoting use of renewable energy infrastructure.							
Summary of	Commercial development of the site would encourage provision of jobs accessible to local residents;						
Economic Impacts &	Commercial development of the site would provide for the needs of business in urban areas;						
Issues	Development would support and enhance the economy of the Town Centre.						
Summary of optimising	/mitigating measures:						
<ul> <li>Transport Ass</li> </ul>	essment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use						
<ul> <li>Design of dev</li> </ul>	elopment to have regard to listed buildings and their setting						
<ul> <li>Undertake fea</li> </ul>	sibility study for connection to CHP network						
Design of the	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features						
Design of the	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance						
<ul> <li>Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>							
Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced							
Design of the development would have to provide suitable wastewater and sewerage infrastructure							

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and		1	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	0	0	0	Development would to some extent encourage healthy lifestyles through location of work place in location close to services and facilities within the centre and accessible by bicycle and walking, however overall a neutral effect in term of this objective.

	open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than 3ational and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
		recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	+	+	+	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

0.1 hectare site for 5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within:         • Woking Town Centre         • High Accessibility zone         • 400-800m access by foot to nearest centre (suitable walking distance)         • 0-10 minutes to nearest railway station         • 6-10 minutes walk to a primary school         • 21-25 minutes walk to a secondary school         • 6-10 minutes walk to a GP         The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.         The development would provide access to employment (offices).
						The development would help to support existing services and facilities in the community.
		tives: protecting and enhancir	g our nat	ural, built	and histo	
6. Make the best use	Would the development of the site / policy	Targets: 70% of new residential development to	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.
of previously developed land and existing buildings	<ul> <li>option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development</li> </ul>	be on previously developed land between 2010 and 2027. Source:				

	HLAA n/a: Concorde House, 165 Churc	ch Street East, Woking, G	U21 6H	J		
0.1 hectare site for	<ul> <li>r offices <ul> <li>and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul> </li> </ul>	Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Exceeded.Targets: improve airquality. Source: Air QualityProgress Report 2014Maintain low levels of lightand noise pollution.Source: Core StrategyObjectiveTrends: one AQMA(increasing trend), and anair quality "hot spot" atConstitution Hill area.Light pollution is notcurrently considered to bean issue in the Borough.	0	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures:

	HLAA n/a: Concorde House, 165 Churc	ch Street East, Woking, G	6U21 6H	J		
0.1 hectare site for	<ul> <li>offices</li> <li>connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				Mitigation against harm to the SPA is not usually sought for commercial development
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Dopulations.Targets: preserve and enhance cultural and historic features.Source: Core Strategy Policy CS20Improved provision of open space.Core Strategy Policy CS17Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.		-		The site is directly opposite a Grade II statutory listed church. Development of this site will have an impact on the heritage asset. Optimising/mitigating measures: Careful design of development to have regard for statutory listed building adjacent.
11. Reduce the	Would the development of the site / policy	Targets: decrease in	0	0	0	The commercial development would be required to achieve

	HLAA n/a: Concorde House, 165 Churd	ch Street East, Woking, G	U21 6H	J		
0.1 hectare site for						
causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>the energy and water components of BREEAM 'very good'.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>Undertake feasibility study for connection to CHP network</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

		dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting;	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of
		decrease in waste going to landfill.				waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport	+	+	+	The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, within the town centre, with good bus, rail, cycle and walking infrastructure. It would therefore promote sustainable forms of travel and reduce the need to travel.

SITE/0063/GLDE, S 0.1 hectare site for	HLAA n/a: Concorde House, 165 Churd	ch Street East, Woking, G	U21 6H	J		
	<ul> <li>network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Plan 2011 & Core Strategy Policy CS18. Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				
		services.				
		pjectives: building a strong, re				
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active	+	+	+	Development would bring forward commercial use and promote generation of jobs.

		people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	+	+	+	Provision of additional commercial floorspace to enhance the town centre economy.
		Overall Concl	usions			

SITE/0063/GLDE, SHLAA n/a: Concorde House, 165 Church Street East, Woking, GU21 6HJ								
-	0.1 hectare site for offices							
Summary of	Efficient use of brownfield land;							
Environmental	Town Centre location promotes use of sustainable modes of travel;							
Impacts & Issues	Site lies within district heating connection zone, promoting use of renewable energy infrastructure.							
Summary of	Commercial development of the site would encourage provision of jobs accessible to local residents;							
Economic Impacts &	Commercial development of the site would provide for the needs of business in urban areas;							
Issues	sues Development would support and enhance the economy of the Town Centre.							
Summary of optimising	/mitigating measures:							
	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance							
•	sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;							
<ul> <li>Careful design</li> </ul>	n of development to have regard to listed building adjacent;							
<ul> <li>Undertake fea</li> </ul>	asibility study for connection to CHP network							
<ul> <li>Design of the</li> </ul>	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features							
<ul> <li>Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>								
	<ul> <li>Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> </ul>							
<ul> <li>Design of the</li> </ul>	Design of the development would have to provide suitable wastewater and sewerage infrastructure							

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and		1	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	decreasing. Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	0	0	0	Development would to some extent encourage healthy lifestyles through location of work place in location close to services and facilities within the centre and accessible by bicycle and walking, however overall a neutral effect in term of this objective.

0.02 hectare site for	open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	+	+	+	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

0.02 hectare site fo		claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and crime. Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility zone</li> <li>0-10 minutes to nearest railway station</li> <li>11-15 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced. The development would provide access to employment (offices). The development would help to support existing services and facilities in the community.
	Environmental obiec	tives: protecting and enhancir	ng our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.	+	+	+	Site is an existing brownfield site with very low density development compared with its surroundings. The redevelopment of this site offers the opportunity for a higher density development to maximise the efficient use of PDL land.

0.02 hectare site for				1	1	
	<ul> <li>buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).	0	0	0	<ul><li>Previously developed site, no ecological designations.</li><li>Optimising/mitigation measures:</li><li>Mitigation against harm to the SPA is not usually sought for commercial development.</li></ul>

	<ul> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	populations.Targets: preserve and enhance cultural and historic features.Source: Core Strategy Policy CS20Improved provision of open space.Core Strategy Policy CS17Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.
11. Reduce the causes of climate	Would the development of the site / policy option:	Targets: decrease in carbon emissions and	0	0	0	The commercial development would be required to achieve the energy and water components of BREEAM 'very good'.

SITE/0067/GLDE, S 0.02 hectare site for	HLAA n/a: Synergy House, 8 Church S or offices	treet West, Woking, GU2 <sup>-</sup>	1 6DJ			
by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Due to the sites location, the development should consider establishing or connecting to an existing CHP network. The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM and possible connection with a CHP network. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

		produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.	+	+	+	The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, within the town centre, with good bus, rail, cycle and walking infrastructure. It would therefore promote sustainable forms of travel and reduce the need to travel.

	HLAA n/a: Synergy House, 8 Church S	treet West, Woking, GU2	1 6DJ			
0.02 hectare site fo	<ul> <li>public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public				
		transport time of key services.				
	Economic o	bjectives: building a strong, re	sponsiva	and comp	etitive ec	ronomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	+	and comp		Development would bring forward commercial use and
stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed				promote generation of jobs.
		numbers of unemployed economically active people – performing better than regional and national				

	HLAA n/a: Synergy House, 8 Church S	treet West, Woking, GU2 <sup>2</sup>	1 6DJ			
0.02 hectare site fo		levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	+	+	+	Provision of additional commercial floorspace to enhance the town centre economy.
		Overall Concl				
Summary of Social Impacts & Issues	The location of employment use in sustainal	ble location create sustainable	commur	nities and I	ifestyles	
Summary of	Efficient use of brownfield land;					
Environmental	Town Centre location promotes use of susta	inable modes of travel;				

SITE/0067/GLDE, SHLAA n/a: Synergy House, 8 Church Street West, Woking, GU21 6DJ 0.02 hectare site for offices								
Impacts & Issues Summary of	Impacts & Issues Site lies within district heating connection zone, promoting use of renewable energy infrastructure.							
Economic Impacts & Issues	Commercial development of the site would encourage provision of jobs accessible to local residents; Commercial development of the site would provide for the needs of business in urban areas; Development would support and enhance the economy of the Town Centre.							
<ul> <li>Transport Ass</li> <li>Undertake fea</li> <li>Design of the</li> <li>Design of dev impacts of clir</li> <li>Design of dev</li> </ul>	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use; isibility study for connection to CHP network development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features elopment to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the							

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and		communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 125 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, of over 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise.</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing by providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	nixed use development to comprise of open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear general maintenance), followed by source control measures: A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overa neutral score.</li> <li>Optimising/mitigating measures:         <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and four water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	+	+	+	Indices of Deprivation (IMD, 2010) does not identify an

0.8 hectare site for	HLAACAN027: 30-32 Woking Railway a mixed use development to comprise o	f residential, office and re	etail			
crime and social	option:	deprivation, crime, anti-				issues at this location.
exclusion	<ul> <li>address issues of deprivation?</li> </ul>	social behaviour and				
	help improve social inclusion?	number of benefit				Whilst the housing element of the development will overa
	<ul> <li>support safe communities by reducing</li> </ul>	claimants.				have a neutral impact on this objective, the development is
	crime levels?	Source: Woking Service &				mixed use development to include additional employme
	<ul> <li>help reduce the fear of crime?</li> </ul>	Performance Plan 2013-				floorspace (offices and retail). This will create additional job
	<ul> <li>ensure the timely provision of</li> </ul>	14				some of which could be sourced from the local area, which
	infrastructure to support communities?					will have direct impacts on poverty.
	initiastructure to support communities?	Trends: Number of people				
		claiming Job Seekers				Careful design of the scheme could reduce the fear of crime
		Allowance decreased				
		between 2010-2014.				Optimising/mitigating measures:
		Total number of people				Design of the scheme to seek to design out crime
		claiming benefits lower				and reduce the fear of crime. For example,
		than regional and national				•
		average, but at ward level				designing in natural surveillance
		proportion of adults on key				
		out-of-work benefits can				
		be high i.e. isolated areas				
		experiencing increased				
		deprivation. Total				
		incidences of crime				
		dropping, but robberies				
		and vehicle interference				
		have increased. Increase				
		in percentage of people				
		who believe the Police				
		and Council are dealing				
		with anti-social behaviour				
		and crime.				
5. To improve	Would the development of the site / policy	Targets: improve	0	0	0	The site is located within:
accessibility to all	option:	accessibility to all services				
services and facilities	• provide local community services (e.g.	and facilities. Source:				Woking Town Centre
	education, health, leisure and	Core Strategy Policy				High Accessibility zone
	recreation)?	CS18				<ul> <li>0-10 minutes to nearest railway station</li> </ul>
	<ul> <li>improve access to existing key services</li> </ul>					<ul> <li>11-15 minutes walk to a primary school</li> </ul>
	including education, employment,	Trends: increased				<ul> <li>16-20 minutes walk to a secondary school</li> </ul>
	recreation, health, community services,	accessibility to local				
	cultural assets, historic environment?	services by public				0-5 minutes walk to a GP
	<ul> <li>help support existing community</li> </ul>	transport over last three				The site is within Waking Town Contro and within research
	facilities?	years.				The site is within Woking Town Centre and within reasonab
	<ul> <li>help support the provision of religious</li> </ul>	,				walking distance to the railway station and key services at
	<ul> <li>nelp support the provision of religious cultural uses?</li> </ul>					facilities. The need to travel to access services and facilitie
						will be reduced.
						The existing site comprises a mix of commercial floorspace

						<ul> <li>Woking Railway and Athletic Club, a retail unit at the corner of Victoria Way and a vacant bar/public house (30 Goldsworth Road). Development could retain a similar scale of employment floorspace or could result in loss.</li> <li>The development would help to support existing services and facilities in the community.</li> <li>The accessibility of the site's location is considered to outweigh the potential for a net reduction in employment floorspace.</li> <li>However the development would result in a loss of the community facility, unless it is relocated. Taking this into account, the development is anticipated to have a neutral impact in terms of this objective.</li> <li>Optimising/mitigating measures:     <ul> <li>Relocation of existing community facility</li> </ul> </li> </ul>
	En inservational alternation			unal huilte		
6. Make the best use	Environmental object Would the development of the site / policy	tives: protecting and enhancin Targets: 70% of new	g our nat +	ural, built a	and histo	Site is an existing brownfield site. Development will
of previously developed land and existing buildings	<ul> <li>option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and				maximise the efficient use of previously developed land. Optimising/mitigating measures: Remediation of land, if required.
		exceeded.				
7. Minimise air, light and noise pollution	<ul><li>Would the development of the site / policy option:</li><li>affect an existing AQMA or lead to its designation?</li></ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light	-	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts

	help to improve air quality?	and noise pollution. Source: Core Strategy				of development will neutralise any potential negative impacts
	support specific actions in designated AQMAs?	Objective				Optimising/mitigation measures:
	<ul> <li>avoid an increase in congestion which may cause pollution from traffic?</li> </ul>	Trends: one AQMA (increasing trend), and an				Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
	<ul> <li>ensure people are not exposed to greater levels of noise?</li> </ul>	air quality "hot spot" at Constitution Hill area.				
	<ul> <li>ensure people are not exposed to light pollution?</li> </ul>	Light pollution is not currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.	0	0	0	Development has the potential to remediate historical contamination on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of
quality	<ul> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Source: NPPF. Trends: no significant loss of agricultural land;				the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use.
	contamination?	increase in number of sites with potential land contamination.				Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:	Targets: maintain and enhance biodiversity.	0	0	0	Previously developed site, no ecological designation
	<ul> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> </ul>	Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).				All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
	<ul> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> </ul>	Trends: little change over time. Majority of SSSIs in 'unfavourable but				
	<ul> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> </ul>	recovering' condition; majority of SNCIs stable or declining in quality.				
	<ul> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20	0	0	0	The site is located between the proposed Victoria Square Development and the new Woking Fire Station on Goldsworth Road. Any development on the site would need to be designed to provide a transition between the building heights at either end.
natural, historic and cultural assets and	<ul><li>existing green infrastructure assets?</li><li>conserve and/or enhance heritage</li></ul>	Improved provision of open space. Source:				Development of this site will not have adverse impacts on

	mixed use development to comprise of assets and their settings?	Core Strategy Policy				natural or beritage assets
landscapes of Woking	<ul> <li>assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential				natural or heritage assets. Optimising/mitigating measures: Design of development to have regard to this prominent position and vibrancy at ground floor level. Design should also have regard to the overall townscape in terms of building heights.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> </ul>	without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22.	0	0	0	The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Due to the sites location, the development should consider establishing or connecting to an existing CHP network. The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in

	<ul> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.

		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town	+	+	+	Site lies within Town Centre and promotes sustainable forms of travel. The allocated site is within walking distance of Woking Railway Station, Woking Primary Shopping Area and several key services and facilities. It is also within the Woking Town Centre High Accessibility Zone. Development will reduce the need to travel. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

SITE/0080/GLDE, SI	HLAACAN027: 30-32 Woking Railway	and Athletic Club, System	ns Hous	e and Br	idge Ho	use, Goldsworth Road, Woking, GU21 6JT
	Economic o         Would the development of the site / policy option:         • encourage diversity and quality of employment in the Borough?         • encourage provision of jobs accessible to local residents?         • enable local people to work near their homes?         • ensure the timely provision of infrastructure?         • support the implementation of BREEAM?	of residential, office and re centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services. bjectives: building a strong, re Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically	etail			Duse, Goldsworth Road, Woking, GU21 6JT         conomy         Site is an existing mix of uses: commercial floorspace, Woking Railway and Athletic Club, a retail unit at the corner of Victoria Way and a vacant bar/public house (30 Goldsworth Road). Development would seek an intensification of the commercial use plus residential use. This would significantly support the local economy and vibrancy of the Town Centre.
		increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number				
17. Provide a range	Would the development of the site / policy	of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in	++	++	++	

				e House, Goldsworth Road, Woking, GU21 6JT			
	<ul> <li>mixed use development to comprise of option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>			Development would seek an intensification of the commercial use plus residential use. This would significantly support the local economy and vibrancy of the Town Centre.			
		Overall Concl	lusions				
Summary of Social	Positive contribution towards housing requir	rement;					
Impacts & Issues	Positive impact on health and wellbeing.						
Summary of	Efficient use of brownfield land;						
Environmental	Town Centre location promotes use of susta						
Impacts & Issues	Site lies within district heating connection zo						
Summary of	Commercial and retail development of the s						
Economic Impacts &	Commercial and retail development of the s			ess in urban areas;			
Issues	Development would support and enhance the economy of the Town Centre.						
Summary of optimising	/mitigating measures:						
Affordable hou	using to be provided on site in line with Policy	CS12. If this can not be achie	ved then evidence will	need to be submitted to support otherwise			
	scheme to seek to design out crime and redu						
C C							
	<ul> <li>Design of development to achieve Code for Sustainable Homes Lever 4 and BREEAW very good for homesidential buildings over 1,000 sqm, and take account of ayout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>						
	development to have regard to incorporation						
	sessment (subject to the findings of the fortho						
FIUUU KISK AS	sessment (subject to the indings of the forth	soming Preliminary Surface Wa	ater management Plan	1)			

SITE/0080/GLDE, SHLAACAN027: 30-32 Woking Railway and Athletic Club, Systems House and Bridge House, Goldsworth Road, Woking, GU21 6JT 0.8 hectare site for mixed use development to comprise of residential, office and retail

- Design out crime
- Relocation of existing community facility
- Opportunity for development to make contribution towards provision of alternative community infrastructure
- Remediation of land, if required
- Design should also have regard to the overall townscape in terms of building heights
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use
- Design of development to have regard to this prominent position and vibrancy at ground floor level
- Undertake feasibility study for connection to CHP network
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v			1	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	0	0	0	Development would to some extent encourage healt lifestyles through location of work place in location close services and facilities within the centre and accessible bicycle and walking, however overall a neutral effect in term of this objective.

SITE/0075/GLDE, S 0.15 hectare site fo	· · · · · ·	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Vould the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any issues at this location. Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty. Careful design of the scheme could reduce the fear of crime. Optimising/mitigating measures: • Design of the scheme to seek to design out crime

		claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and crime. Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within:         • Woking Town Centre         • High Accessibility zone         • 0-10 minutes to nearest railway station         • 11-15 minutes walk to a primary school         • 16-20 minutes walk to a secondary school         • 6-10 minutes walk to a GP         The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.         The development would provide access to employment (offices).         The development would help to support existing services and facilities in the community.
	Environmental objec	tives: protecting and enhancir	ig our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.

SITE/0075/GLDE, S 0.15 hectare site fo	HLAA n/a: MVA and Select House, Victor offices	toria Way, Woking, GU21	6DD			
	<ul> <li>buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	<ul> <li>Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic.</li> <li>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</li> </ul>
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: Mitigation against harm to the SPA is not usually sought for commercial development.

	<ul> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				
IO. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and andscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.
1. Reduce the	Would the development of the site / policy	Targets: decrease in	0	0	0	The commercial development would be required to achieve
causes of climate	option:	carbon emissions and				the energy and water components of BREEAM 'very good'.

SITE/0075/GLDE, S 0.15 hectare site for	HLAA n/a: MVA and Select House, Vict r offices	toria Way, Woking, GU21	6DD			
by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Due to the sites location, the development should consider establishing or connecting to an existing CHP network. The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM and possible connection with a CHP network. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

		produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.	+	+	+	Site lies within Town Centre, close to a range of services and facilities. Therefore it reduces the need to travel. Public transport is also highly accessible in the centre therefore it promotes sustainable forms of travel and reduce the need to travel.

0.15 hectare site fo	HLAA n/a: MVA and Select House, Vic r offices	toria way, woking, GU21	ססס			
	<ul> <li>public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development				
		within 30 minutes public transport time of key				
		services.				
		bjectives: building a strong, re				
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of DDDT the implementation of DDT th</li></ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically	++	++	++	Development would bring forward significant commercial use and promote generation of jobs.
	BREEAM?	active population (51,800		1		

	HLAA n/a: MVA and Select House, Vict	oria Way Woking CU21	600			
0.15 hectare site for		ona way, woking, GOZT	000			
		levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i> <i>Development Strategy</i> <i>2012</i> Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	++	++	++	Provision of significant additional commercial floorspace to enhance the town centre economy.
		Overall Concl	usions			
Summary of Social Impacts & Issues	Positive impact on health and wellbeing; The location of employment use in sustainal	ble location create sustainable	commun	ities and I	ifestvles	
Summary of	Efficient use of brownfield land;					
Environmental	Town Centre location promotes use of susta	inable modes of travel;				

-	NTE/0075/GLDE, SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD 1.15 hectare site for offices							
Impacts & Issues	Site lies within district heating connection zone, promoting use of renewable energy infrastructure.							
Summary of	Significant commercial development of the site would encourage provision of jobs accessible to local residents;							
Economic Impacts &	Significant commercial development of the site would provide for the needs of business in urban areas;							
Issues	Development would support and enhance the economy of the Town Centre.							
Summary of optimising Optimising/mitigating r • Design of the								
<ul><li>Undertake fea</li><li>Design of the</li></ul>	sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use; asibility study for connection to CHP network development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features relopment to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the							
impacts of cli								

- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
  Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	d healthy o	communit	ies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 14 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over between 11 and 14 homes (and assumed to be more than 1,000 square metres of gross floorspace), under 0.5 ha site area but within public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise.</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre

	HLAACAN035: Chester House, 76-78 C offices and residential including Affe		GU21 5B	J		
0.26 nectare site for	<ul> <li>offices and residential including Art</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear general maintenance), followed by source control measures:</li> <li>A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overa neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and four water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	0	0	0	Indices of Deprivation (IMD, 2010) does not identify any

crime and social	option:	deprivation, crime, anti-				issues at this location.
exclusion	<ul> <li>address issues of deprivation?</li> </ul>	social behaviour and				
	<ul> <li>help improve social inclusion?</li> </ul>	number of benefit				Development will have neutral impacts on this objective
	<ul> <li>support safe communities by reducing</li> </ul>	claimants.				However, careful design of the scheme could reduce the fea
	crime levels?	Source: Woking Service &				of crime.
	help reduce the fear of crime?	Performance Plan 2013-				
	ensure the timely provision of	14				Optimising/mitigating measures:
	infrastructure to support communities?					Design of the scheme to seek to design out crime
		Trends: Number of people				and reduce the fear of crime. For example,
		claiming Job Seekers				designing in natural surveillance
		Allowance decreased				
		between 2010-2014.				
		Total number of people				
		claiming benefits lower				
		than regional and national				
		average, but at ward level				
		proportion of adults on key				
		out-of-work benefits can				
		be high i.e. isolated areas				
		experiencing increased				
		deprivation. Total				
		incidences of crime				
		dropping, but robberies				
		and vehicle interference				
		have increased. Increase				
		in percentage of people				
		who believe the Police				
		and Council are dealing				
		with anti-social behaviour				
· <b>T</b> . :		and crime.				The site is to see all with its
5. To improve accessibility to all	Would the development of the site / policy	Targets: improve accessibility to all services	+	+	+	The site is located within:
services and facilities	option:	and facilities. Source:				Waling Town Control
ervices and facilities	provide local community services (e.g.	Core Strategy Policy				Woking Town Centre
	education, health, leisure and recreation)?	CS18				High Accessibility zone
	<ul> <li>improve access to existing key services</li> </ul>	0378				0-6 minutes to nearest railway station
	• Improve access to existing key services including education, employment,	Trends: increased				6-10 minute walk to a primary school
	recreation, health, community services,	accessibility to local				6-10 minute walk to a secondary school
	cultural assets, historic environment?	services by public				11-15 minutes walk to a GP
	<ul> <li>help support existing community</li> </ul>	transport over last three				0-6 minutes to nearest railway station
	• help support existing community facilities?	years.				The site is within Misbies Terror Control 1911
	<ul> <li>help support the provision of religious</li> </ul>	,				The site is within Woking Town Centre and within reasonab
	<ul> <li>help support the provision of religious cultural uses?</li> </ul>					walking distance to the railway station and key services an
						facilities. The need to travel to access services and facilitie will be reduced.

	r offices and residential including Affo					The development would provide access to employment
						(offices).
						The development would help to support existing services and facilities in the community.
	Environmental objec	tives: protecting and enhancin	g our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core 	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil	Would the development of the site / policy option: • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.	+	+	+	Development has the potential to remediate potential historic contamination on the site. Historical contaminative uses may have led to soil and groundwater contamination in and around the former builders yard that will need to be

quality	• support the remediation of contaminated land?	Source: NPPF.				considered during any development/change of use of the site.
	<ul> <li>reduce the risk of creating further contamination?</li> </ul>	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				An intensification of existing use is unlikely significantly affect this. Optimising/mitigation measures: Opportunity for redevelopment to remediate any potential contamination
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>proserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make contribution to avoid harm to the SPA (Policy CS8)
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in	0	0	0	Development of this site unlikely to have any adverse impacts on natural or heritage assets. Basingstoke Canal conservation area is in the vicinity of the site however is separated by Victoria Way. Optimising/mitigating measures: Design of development to have regard to Basingstoke Canal Conservation Area to north of site.

0.26 hectare site fo	r offices and residential including Affo	quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment. Targets: decrease in	0	0	0	The mixed use development would be required to achieve
causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	U			<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>

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						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> </ul>

	<ul> <li>offices and residential including Affc</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need o travel, encourage safe, sustainable ransport options and nake the best use of existing transport nfrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Site lies within Town Centre, close to a range of services ar facilities. Therefore it reduces the need to travel. Public transport is also highly accessible in the centre therefore it promotes sustainable forms of travel and reduce the need to travel.
	Economic of	ojectives: building a strong, re	sponsive	and comp	etitive ec	conomy
<ol> <li>Maintain high and stable levels of employment and productivity, and</li> </ol>	Would the development of the site / policy option: • encourage diversity and quality of employment in the Borough?	Targets: increase employment provision and job opportunities; increase access to and	++	++	++	Development will bring forward significant additional commercial floorspace to meet the need within the Town Centre by 2027. The site will promote a significant generation of jobs.

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	<ul> <li>r offices and residential including Affe</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>					
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to	++	++	++	Development would bring forward significant additional commercial floorspace that will boost the economy of the town centre.
	<ul> <li>support state-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	businesses (from 1997 to 2007 – no recent data); Iow UK Competitiveness				

	r offices and residential including Affordable Housing Index ranking in Surrey							
	(but performing well							
	regionally/nationally);							
	decrease in B1, B2 and							
	B8 floorspace (2013); high							
	vacancy rates for							
	commercial and industrial							
	floorspace (20.3% in							
	2013); retail vacancy rate							
	in Town Centre continues							
	to increase. Retail							
	vacancy rates in other							
	urban centres gradually							
	falling (except in Horsell).							
	Overall Conclusions							
Summary of Social	Redevelopment contributes to the creation of sustainable communities and lifestyles.							
npacts & Issues								
ummary of	Efficient use of brownfield land,							
nvironmental	Redevelopment offers potential to remediate any potential contamination of land,							
npacts & Issues	Town Centre location promotes use of sustainable modes of travel;							
	Site lies within district heating connection zone, promoting use of renewable energy infrastructure.							
ummary of conomic Impacts &	Significant commercial development of the site would encourage provision of jobs accessible to local residents; Significant commercial development of the site would provide for the needs of business in urban areas;							
sues	Development would support and enhance the economy of the Town Centre.							
	p/mitigating measures:							
	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise							
	to f dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)							
	ssessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)							
	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance							
•	sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use							
	locations are required to make a contribution to avoid harm to the SPA (Policy CS8)							
	velopment to have regard to Basingstoke Canal Conservation Area and its setting							
	asibility study for connection to CHP network							
Indortaka tar								
	Opportunity for remediation measures for potential contamination from historic uses							
<ul> <li>Opportunity for</li> </ul>	Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features							
<ul><li>Opportunity for</li><li>Design of the</li></ul>								
<ul> <li>Opportunity for</li> <li>Design of the</li> <li>Design of device</li> </ul>	relopment to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,							
<ul> <li>Opportunity for</li> <li>Design of the</li> <li>Design of deviation</li> <li>landform, original</li> </ul>								

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 16 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> <i>and Performance Plan</i>	+	+	+	The site is within Woking Town Centre and health services therein. This also encourages walking and cycling to key services and shops in the town centre. Development will bring about positive impact on health and wellbeing via providing decent homes.

	<ul> <li>mixed-use development to comprise</li> <li>improve accessibility to leisure and</li> </ul>	2013-14				
	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke				
3. Reduce	Would the development of the site / policy	decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years. Trends: No development	0	0	0	Site located within Flood Zone 1, where development
vulnerability to vulnerability to looding and harm from flooding on public well-being, the economy and the environment	<ul> <li>option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	has been/is permitted in the floodplain against the advice of the Environment Agency.		U		Available information suggests pluvial flooding in the localit Core Strategy Policy CS9 (para. 5.50) requires development work towards replicating greenfield run-off situations (e. through minimising paved areas, keeping drains clea general maintenance), followed by source control measure A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface wat flooding. Taking into account these measures, an over neutral score.
						<ul> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and for water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>

	HLAACAN032: 79-87 Goldsworth Road r mixed-use development to comprise			ffordable		
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+	+	+	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (retail). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>Within 0-10 minutes walk of Woking Railway Station</li> <li>6-10 minute walk to a primary school</li> <li>21-25 minute walk to a secondary school</li> <li>6-10 minute walk to a GP</li> <li>Within 250m of cycle route and public footpath</li> <li>Within 250m of bus services and bus stops</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.

SITE/0087/GLDE. S	HLAACAN032: 79-87 Goldsworth Road	d. Woking. GU21 6LJ				
	r mixed-use development to comprise		uding A	ffordabl	e Housi	ng
						The development would provide access to employment (retail). The existing business on site would need to relocate or form part of the redevelopment. The development would help to support existing services and facilities in the community.
	Environmental objec	tives: protecting and enhancin	a our nat	ural. built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing brownfield site and would support a higher density development with mixed uses. Development will maximise the efficient use of previously developed land. Optimising/mitigation measures: Promote public transport, walking and cycling.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve airquality. Source: Air QualityProgress Report 2014Maintain low levels of lightand noise pollution.Source: Core StrategyObjectiveTrends: one AQMA(increasing trend), and anair quality "hot spot" atConstitution Hill area.Light pollution is notcurrently considered to bean issue in the Borough.	0	0	0	The site is in Woking Town Centre and in close proximity to sustainable modes of transport including Woking Railway Station and bus services. It also provides opportunities to walk to key services, jobs and shops and therefore reduces the likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts The loss of the existing land use could result in a decrease of traffic and a local improvement to local air quality. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.
8. Reduce land contamination and	Would the development of the site / policy option:	Targets: reduce land contamination and avoid	+	+	+	Development could potentially remediate potential historic contamination of the site. Due to current land use,

	HLAACAN032: 79-87 Goldsworth Roac or mixed-use development to comprise		udina A	ffordabl	e Housi	na
safeguard agricultural soil quality	<ul> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				investigations would need to be carried out to determine the extent of any land contamination. Optimising/mitigation measures: Further investigation into land contamination is required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid adverse fydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make contribution to avoid harm to the SPA (Policy CS8)
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes	-	-	-	The site is adjacent to locally listed buildings. Development of this site could have a negative impact. This impact could be mitigated through good design. Development of this site will not have adverse impacts on natural assets. Optimising/mitigating measures: Design to have regard to locally listed assets.

		ffordobl		
<ul> <li>HLAACAN032: 79-87 Goldsworth Road r mixed-use development to comprise</li> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off- site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> </ul>	uding A	ffordabl	e Housi	The mixed use development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm depending on the siting and quantity of development. This will be determined on a case by case basis. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM. Optimising/mitigating measures: Design of the development to have regard to incorporation of

12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting;	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of
		decrease in waste going to landfill.				waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures:</li> </ul>

15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	remains high. Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static	+	+	+	Site lies within Town Centre and promotes sustainable forms of travel. It is within the Woking High Accessibility Zone where there is a lower car parking requirement for new residential and commercial properties. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.
		(2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
		bjectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education.	+	+	+	Mixed-use development will bring forward retail use, and promote the generation of jobs. It will help support the local economy and bring forward high quality retail premises that are fit for the needs of modern businesses.

	HLAACAN032: 79-87 Goldsworth Road		udina A	ffordable	e Housi	na
0.13 hectare site fo development and education for all	<ul> <li>r mixed-use development to comprise</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	retail and residential incl Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).	uding A	ffordable		near places of work and help to reduce the need to travel. Optimising/mitigating measures: Relocation of existing employment/jobs
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i> <i>Development Strategy</i> 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well	+	+	+	Mixed-use development would bring forward retail development within Woking Town Centre that would support a vibrant town centre and local economy.

	HI AACANO22, 70 97 Coldowarth Bood Waking CU24 6LL
	HLAACAN032: 79-87 Goldsworth Road, Woking, GU21 6LJ or mixed-use development to comprise retail and residential including Affordable Housing
	regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).
	Overall Conclusions
Summary of Social Impacts & Issues Summary of Environmental Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing; Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	Retail development of the site would encourage provision of jobs accessible to local residents; Retail development of the site would support and enhance the economy of the Town Centre; Existing employment/jobs could be lost.
	g/mitigating measures: Jusing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise I scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
landform, orie Provide a mix Design of the Flood Risk As Design of the All housing al Design of the Further invest Design to hav Opportunities Design of dev	velopment to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, entation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change c of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) development would have to take into account SuDS and provide suitable surface and foul water drainage ssessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan) development would have to provide suitable wastewater and sewerage infrastructure llocations are required to make contribution to avoid harm to the SPA (CS8) development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features tigation into land contamination is required // e regard to locally listed assets to optimise use of sustainable transport //elopment should facilitate the reduction of waste and the recycling and composting of the waste produced existing employment/jobs

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	vibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 32 dwellings (SHLAA, 2017).</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

v. iv neciale sile 10	r conversion to residential use				1	1
	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development recommended to take place and will therefore have a neutr impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the localit Core Strategy Policy CS9 (para. 5.50) requires developers work towards replicating greenfield run-off situations (e. through minimising paved areas, keeping drains clear general maintenance), followed by source control measure A Flood Risk Assessment will be required for developme proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overa neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and for water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Deprivation (IMD, 2015) does not identify a issues at this location.

exclusion	<ul> <li>address issues of deprivation?</li> </ul>	social behaviour and				
CACINGION	<ul> <li>help improve social inclusion?</li> </ul>	number of benefit				Careful design of the scheme could reduce the fear of crime.
	<ul> <li>support safe communities by reducing</li> </ul>	claimants.				
	crime levels?	Source: Woking Service &				Optimising/mitigating measures:
	<ul> <li>help reduce the fear of crime?</li> </ul>	Performance Plan 2013-				<ul> <li>Design of the scheme to seek to design out crime</li> </ul>
	<ul> <li>ensure the timely provision of</li> </ul>	14				and reduce the fear of crime. For example,
	infrastructure to support communities?	Trends: Number of people claiming Job Seekers				designing in natural surveillance
		Allowance decreased				
		between 2010-2014.				
		Total number of people				
		claiming benefits lower than regional and national				
		average, but at ward level				
		proportion of adults on key				
		out-of-work benefits can				
		be high i.e. isolated areas				
		experiencing increased				
		deprivation. Total				
		incidences of crime				
		dropping, but robberies and vehicle interference				
		have increased. Increase				
		in percentage of people				
		who believe the Police				
		and Council are dealing				
		with anti-social behaviour				
		and crime.				
5. To improve	Would the development of the site / policy	Targets: improve	+	+	+	The site is located within:
accessibility to all services and facilities	<ul><li>option:</li><li>provide local community services (e.g.</li></ul>	accessibility to all services and facilities. Source:				- Waking Town Contro
	education, health, leisure and	Core Strategy Policy				Woking Town Centre
	recreation)?	CS18				High Accessibility Zone (parking)
	<ul> <li>improve access to existing key services</li> </ul>	0010				400-800m access by foot to nearest centre
	including education, employment,	Trends: increased				<ul> <li>0-10 minutes to nearest railway station</li> </ul>
	recreation, health, community services,	accessibility to local				<ul> <li>11-15 minutes walk to a primary school</li> </ul>
	cultural assets, historic environment?	services by public				<ul> <li>16-20 minutes walk to a secondary school</li> </ul>
	<ul> <li>help support existing community facilities?</li> </ul>	transport over last three years.				6-10 minutes walk to a GP
	<ul> <li>help support the provision of religious cultural uses?</li> </ul>					The site is within Woking Town Centre and within reasonabl walking distance to the railway station and key services and facilities. The need to travel to access services and facilitie will be reduced.

						The development would help to support existing services and facilities in the community.
		tives: protecting and enhancin	g our nat	ural, built	and histo	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of land, and encourage the re-use of existing buildings.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	target is being met and exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be	0	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further</li> </ul>	an issue in the Borough. Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF. Trends: no significant loss	+	+	+	Development has the potential for the remediation of potential contamination on the site. Historical contaminative uses – the building and grounds were historically used as a Smithy and then workshops associated with car show rooms - may have led to soil and groundwater contamination that will need to be considered during any development/change of use of the site. A redevelopment scheme will address and

	r conversion to residential use	of agricultural land;				remediate any potential contamination issues.
	contamination?	increase in number of sites with potential land contamination.				Optimising/mitigation measures: Land contamination assessment - opportunity for redevelopment to remediate any potential contamination
9. Conserve and	Would the development of the site / policy	Targets: maintain and	0	0	0	Previously developed site, no known ecological designations.
enhance biodiversity	<ul> <li>option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				Optimising/mitigating measures: All housing development are require to make contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features.Source: Core Strategy Policy CS20Improved provision of open space. Source: Core Strategy Policy CS17Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

		Conservation Areas required.				
		Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Without prior assessment.Targets: decrease in carbon emissions and increase energy from renewable sources.Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22.Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22.Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	+	+	+	Redevelopment offers opportunity to increase efficiency of older building stock in line with energy and water efficiency requirements in policy CS22. The site offers excellent accessibility to most local facilities, and sustainable modes of transport, and should not result in increased emissions from transport. Due to the sites' location, the development should consider establishing or connecting to an existing CHP network. Optimising/mitigating measures: Design of the development to incorporate water and energy efficiency measures. Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve energy and water efficiency standards of policy CS22 and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates</li> </ul>	Targets: increase use of locally produced resources. Source: Core Strategy Policy CS22. All residents to have access to allotment within 800m of home. Source: Core Strategy Policy CS17.	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is

	r conversion to residential use from nearby sources?					often a short term lag between the adoption of the policy and
	<ul> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 equivalent of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase	+	+	+	The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, within the town centre, with good bus, rail, cycle and walking infrastructure. It would therefore promote sustainable forms of travel and reduce the need to travel.

	urch Gate, 9-11 Church Street West, W	/oking GU21 6DJ				
0.10 hectare site for existing transport infrastructure	<ul> <li>conversion to residential use</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				
	Economia al	services.		and comp	otitivo oo	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Economic of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> </ul>	bjectives: building a strong, re Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of	-	-	-	The building was last in B1a office use. Conversion to residential use would lead to a loss of jobs accessible to local residents. This would conflict with Core Strategy Polices CS3 and CS15 which seek to retain employment uses in sustainable locations. Optimising/mitigating measures: Retain existing office/commercial floorspace and employment opportunities

	<ul> <li>r conversion to residential use</li> <li>• improve access to and participation in</li> </ul>	jobs; decreasing number				
	education?	of unemployment benefit				
		claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active				
		people – performing better				
		than regional and national levels.				
		Increase in number of				
		people with NVQ2 and				
		higher qualifications since				
		2010. However, number				
		of people with no				
		qualifications has				
		increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
17 Drevide e renere		population (2012/13).				The evicting building on the site includes D4s (office) energy
17. Provide a range of commercial	Would the development of the site / policy option:	Targets: increase in registered businesses;	-	-	-	The existing building on the site includes B1a (office) space which would be lost as part of redevelopment for residential
development	lead to the loss of viable	decrease in amount of				use. The loss of employment/jobs for start-up and local
opportunities to meet	employment/jobs?	vacant retail, commercial				businesses in the Borough could have a negative impact on
the needs of the	<ul> <li>deliver sufficient employment land?</li> </ul>	and industrial floorspace;				the vibrancy and viability of the Town Centre.
economy and, in	<ul> <li>provide for the needs of business in</li> </ul>	improve quality of office				
particular, support	urban and rural areas (such as range of	space. Source: Economic				
and enhance economies of town,	premises, land, infrastructure and services)?	Development Strategy 2012				
district, local and	increase the economic benefit derived					
neighbourhood	from the historic environment?	Trends: increase in no. of				
centres	• support start-up and local businesses?	VAT registered				
	<ul> <li>support the vibrancy of the town, district</li> </ul>	businesses (from 1997 to				
	and local centres?	2007 – no recent data);				
		low UK Competitiveness				
		Index ranking in Surrey				
		(but performing well				
		regionally/nationally);				
		decrease in B1, B2 and				
		B8 floorspace (2013); high				
		vacancy rates for commercial and industrial				
		floorspace (20.3% in				
		2013); retail vacancy rate				
		in Town Centre continues				
		to increase. Retail			1	

	vacancy rates in other urban centres gradually					
	falling (except in Horsell).					
	Overall Conclusions					
Summary of Social	Positive contribution towards housing requirement, including affordable housing;					
Impacts & Issues	Positive impact on health and wellbeing by providing decent homes;					
	Residential development would help support existing community facilities.					
Summary of	Efficient use of brownfield land;					
	Potential remediation of contaminated land;					
Impacts & Issues	Town Centre location promotes use of sustainable modes of travel – can make best use of existing transport infrastructure;					
Summary of	Opportunity to improve energy and water efficiency of existing building stock. Loss of B1a office floorspace will reduce provision of jobs accessible to local residents and lead to the loss of employment land;					
Economic Impacts &	Residential development can support the vibrancy of Woking Town Centre and nearby services and facilities.					
Issues	Residential development can support the vibrancy of working rown centre and hearby services and facilities.					
	j/mitigating measures:					
	using to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise					
	e high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs					
	of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)					
	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance					
-	sessment and Travel Plan required to determine impact of development on transport network, propose any necessary mitigating measures and opportunities to					
	use, seek to improve highway safety and pedestrian / cycling permeability of site and connectivity to local facilities and services					
	evelopments are required to make a contribution to avoid harm to the SPA					
	of land contamination and appropriate mitigation measures					
	development would have to provide suitable wastewater and sewerage infrastructure					
	relopment should facilitate the reduction of waste and the recycling and composting of the waste produced					
	development to have regard to incorporation of SuDS and provide suitable surface and foul water drainage					
<ul> <li>Design of dev</li> </ul>	relopment to achieve water and energy efficiency requirements, and take account of layout, landform, orientation and landscaping to maximise efficient use of energenter the impacts of climate change					

• Feasibility study for CHP connection

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	vibrant and	d healthy o	communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 29 dwellings (SHLAA, 2017).</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre

	r conversion to residential use open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g through minimising paved areas, keeping drains clear general maintenance), followed by source control measures A Flood Risk Assessment will be required for developmen proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overal neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and fou water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Deprivation (IMD, 2015) does not identify an issues at this location.

exclusion	<ul> <li>address issues of deprivation?</li> </ul>	social behaviour and				
	<ul> <li>help improve social inclusion?</li> </ul>	number of benefit				Careful design of the scheme could reduce the fear of crime.
	<ul> <li>support safe communities by reducing</li> </ul>	claimants.				
	crime levels?	Source: Woking Service &				Optimising/mitigating measures:
	<ul> <li>help reduce the fear of crime?</li> </ul>	Performance Plan 2013- 14				Design of the scheme to seek to design out crime
	ensure the timely provision of	14				and reduce the fear of crime. For example,
	infrastructure to support communities?	Trends: Number of people				designing in natural surveillance
		claiming Job Seekers				
		Allowance decreased				
		between 2010-2014.				
		Total number of people				
		claiming benefits lower				
		than regional and national				
		average, but at ward level proportion of adults on key				
		out-of-work benefits can				
		be high i.e. isolated areas				
		experiencing increased				
		deprivation. Total				
		incidences of crime				
		dropping, but robberies				
		and vehicle interference				
		have increased. Increase in percentage of people				
		who believe the Police				
		and Council are dealing				
		with anti-social behaviour				
		and crime.				
5. To improve	Would the development of the site / policy	Targets: improve	+	+	+	The site is located within:
accessibility to all	option:	accessibility to all services				
services and facilities	• provide local community services (e.g.	and facilities. Source:				Woking Town Centre
	education, health, leisure and	Core Strategy Policy CS18				High Accessibility Zone (parking)
	recreation)?	0378				<ul> <li>400-800m access by foot to nearest centre</li> </ul>
	<ul> <li>improve access to existing key services including education, employment,</li> </ul>	Trends: increased				<ul> <li>0-10 minutes to nearest railway station</li> </ul>
	recreation, health, community services,	accessibility to local				<ul> <li>11-15 minutes walk to a primary school</li> </ul>
	cultural assets, historic environment?	services by public				<ul> <li>16-20 minutes walk to a secondary school</li> </ul>
	<ul> <li>help support existing community facilities?</li> </ul>	transport over last three years.				6-10 minutes walk to a GP
	help support the provision of religious					The site is within Woking Town Centre and within reasonable
	cultural uses?					walking distance to the railway station and key services and facilities. The need to travel to access services and facilities

						The development would help to support existing services and facilities in the community.
		tives: protecting and enhancin	g our nat	ural, built a	and histo	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of land, and encourage the re-use of existing buildings.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	target is being met and exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be	0	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further</li> </ul>	an issue in the Borough. Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF. Trends: no significant loss	+	+	+	Development has the potential for the remediation of potential contamination on the site. Historical contaminative uses may have led to soil and groundwater contamination in and around the former garage workshop adjacent to the site that will need to be considered during any development/change of use of the site. A redevelopment scheme will address and remediate any potential

	contamination?	of agricultural land; increase in number of sites with potential land contamination.				contamination issues. Optimising/mitigation measures: Opportunity for redevelopment to remediate any potential contamination
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: All housing development are require to make contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

		Conservation Areas				
		required.				
		Majority of residents				
		satisfied with cultural and				
		recreational facilities. No development taking lace				
		in areas of high				
		archaeological potential				
		without prior assessment.				
11. Reduce the	Would the development of the site / policy	Targets: decrease in	+	+	+	Redevelopment offers opportunity to increase efficiency of
causes of climate	option:	carbon emissions and				older building stock in line with energy and water efficiency
change – particularly	<ul> <li>improve the energy efficiency of the</li> </ul>	increase energy from				requirements in policy CS22.
by increasing energy	building stock?	renewable sources.				
efficiency and the	help take advantage of passive solar	Source: 2009 Renewable Energy Directive and Core				The site offers excellent accessibility to most local facilities,
production of energy from low and zero	gain through orientation?	Strategy Policy CS23.				and sustainable modes of transport, and should not result in increased emissions from transport.
carbon technologies	<ul> <li>help minimise the use of energy through design and occupation?</li> </ul>	Dwellings to meet energy				
and renewable	<ul> <li>reduce the emission of greenhouse</li> </ul>	and water categories of				Optimising/mitigating measures:
sources – and adapt	ases?	Code Level 4. Source:				Design of the development to incorporate water and energy
o its impacts	<ul> <li>facilitate the generation/use of</li> </ul>	Core Strategy Policy				efficiency measures.
	renewable energy?	CS22.				
	support decentralised energy	Increase green				Due to the sites' location, the development should consider
	generation?	infrastructure for				establishing or connecting to an existing CHP network.
	<ul> <li>support the development of on or off-</li> </ul>	adaptation purposes (including SUDS). Source:				Ontimicing/mitigating magaurage
	site CHP and/or link to an existing CHP	Core Strategy Policies				Optimising/mitigating measures: Design of the development to have regard to incorporation of
	facility?	CS9 & CS22.				SuDS and other adaptation measures such as green
	<ul> <li>support the co-ordination of green</li> </ul>					infrastructure features
	infrastructure?	Trends: decreasing local				Design of development to achieve energy and water
	<ul> <li>increase the capacity of the habitat to act as a carbon sink?</li> </ul>	CO2 emissions (to 2010);				efificency standards of policy CS22 and take account of
	<ul> <li>increase the resilience of the habitat to</li> </ul>	increase in sustainably				layout, landform, orientation and landscaping to maximise
	climate change impacts?	constructed dwellings.				efficient use of energy and adapt to the impacts of climate
	<ul> <li>support the implementation of the Code</li> </ul>					change
	for Sustainable Homes and BREEAM?					Undertake feasibility study for connection to CHP network
	NB. Flooding covered by SA3 and					
	Sustainable travel covered by SA15					
12. Reduce the	Would the development of the site / policy	Targets: increase use of	0	+	+	Planning policy requirements will allow for the development
impact of	option:	locally produced				to have a positive impact upon this objective to sustainably
consumption of	incorporate sustainable design and	resources. Source: Core				use and re-use renewable and non-renewable resources.
resources by using sustainably produced	construction techniques e.g. provide for the efficient use of minerals and enable	Strategy Policy CS22. All residents to have				The climate change SPD encourages developers to use locally sourced materials to minimise impact of developmen
and local produced	the incorporation of a proportion of	access to allotment within				on use of resources. The neutral short term score reflects
	recycled or secondary aggregates in	800m of home. Source:				that the Core Strategy Policy and Climate Change SPD are
	new projects?	Core Strategy Policy				relevantly new and that these improvements are likely to
	• support use of materials and aggregates	CS17.				build up over the medium to long term. In particular, there is

	from nearby sources?					often a short term lag between the adoption of the policy and
	<ul> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amountof waste produced percapita; increasepercentage ofrecycled/compostedwaste. Source: SurreyWaste Plan 2008, WokingInfrastructure DeliveryPlan 2011.Trends: increase inrecycling and composting;decrease in waste goingto landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 equivalent of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase	+	+	+	The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, within the town centre, with good bus, rail, cycle and walking infrastructure. It would therefore promote sustainable forms of travel and reduce the need to travel.

	emier House, 15-19 Church Street Wes	t, Woking GU21 6DJ				
0.09 hectare site fo existing transport infrastructure	<ul> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				
		services.				
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	Economic o Would the development of the site / policy option: • encourage diversity and quality of employment in the Borough? • encourage provision of jobs accessible to local residents? • enable local people to work near their homes? • ensure the timely provision of infrastructure? • support the implementation of BREEAM? • support a better match between education and local employment opportunities?	bjectives: building a strong, re Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of	sponsive a	<u>-</u>	etitive ec	The building was last in B1a office use. Conversion to residential use would lead to a loss of jobs accessible to local residents. This would conflict with Core Strategy Polices CS3 and CS15 which seek to retain employment uses in sustainable locations. Optimising/mitigating measures: Retain existing office/commercial floorspace and employment opportunities

	conversion to residential use     improve access to and participation in	jobs; decreasing number				
	education?	of unemployment benefit				
		claimants; increase in number of apprentices;				
		numbers of unemployed				
		economically active				
		people – performing better				
		than regional and national				
		levels.				
		Increase in number of				
		people with NVQ2 and				
		higher qualifications since				
		2010. However, number				
		of people with no				
		qualifications has increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
		population (2012/13).				
17. Provide a range	Would the development of the site / policy	Targets: increase in	-	-	-	The existing building on the site includes B1a (office) space
of commercial	option:	registered businesses;				which would be lost as part of redevelopment for residential
development	lead to the loss of viable	decrease in amount of				use. The loss of employment/jobs for start-up and local
opportunities to meet the needs of the	employment/jobs?	vacant retail, commercial and industrial floorspace;				businesses in the Borough could have a negative impact on the vibrancy and viability of the Town Centre.
economy and, in	<ul> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in</li> </ul>	improve quality of office				
particular, support	urban and rural areas (such as range of	space. Source: Economic				
and enhance	premises, land, infrastructure and	Development Strategy				
economies of town,	services)?	2012				
district, local and	increase the economic benefit derived					
neighbourhood	from the historic environment?	Trends: increase in no. of				
centres	<ul> <li>support start-up and local businesses?</li> </ul>	VAT registered				
	<ul> <li>support the vibrancy of the town, district</li> </ul>	businesses (from 1997 to				
	and local centres?	2007 – no recent data); Iow UK Competitiveness				
		Index ranking in Surrey				
		(but performing well				
		regionally/nationally);				
		decrease in B1, B2 and				
		B8 floorspace (2013); high				
		vacancy rates for				
		commercial and industrial				
		floorspace (20.3% in				
		2013); retail vacancy rate				
		in Town Centre continues			1	1

	r conversion to residential use vacancy rates in other vacancy rates in other						
	urban centres gradually						
	falling (except in Horsell).						
	Overall Conclusions						
Summary of Social	Positive contribution towards housing requirement, including affordable housing;						
Impacts & Issues	Positive impact on health and wellbeing by providing decent homes;						
	Residential development would help support existing community facilities.						
Summary of	Efficient use of brownfield land;						
Environmental	Potential remediation of contaminated land;						
Impacts & Issues	Town Centre location promotes use of sustainable modes of travel – can make best use of existing transport infrastructure;						
	Opportunity to improve energy and water efficiency of existing building stock.						
Summary of	Loss of B1a office floorspace will reduce provision of jobs accessible to local residents and lead to the loss of employment land;						
Economic Impacts &	Residential development can support the vibrancy of Woking Town Centre and nearby services and facilities.						
Issues							
	g/mitigating measures:						
	using to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise						
<ul> <li>Site to provid</li> </ul>	e high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs						
<ul> <li>Provide a mix</li> </ul>	of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)						
<ul> <li>Design of the</li> </ul>	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance						
-	sessment and Travel Plan required to determine impact of development on transport network, propose any necessary mitigating measures and opportunities to						
	use, seek to improve highway safety and pedestrian / cycling permeability of site and connectivity to local facilities and services						
	evelopments are required to make a contribution to avoid harm to the SPA						
	of land contamination and appropriate mitigation measures						
	Design of the development would have to provide suitable wastewater and sewerage infrastructure						
	velopment should facilitate the reduction of waste and the recycling and composting of the waste produced						
	development to have regard to incorporation of SuDS and provide suitable surface and foul water drainage						
<ul> <li>Design of deviation</li> </ul>	velopment to achieve water and energy efficiency requirements, and take account of layout, landform, orientation and landscaping to maximise efficient use of energ						
and adapt to	the impacts of climate change						

• Feasibility study for CHP connection

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 16 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes (and assumed to be more than 1,000 square metres of gross floorspace), and over 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	The site is within Woking Town Centre and health services therein. This also encourages walking and cycling to key services and shops in the town centre. Development will bring about positive impact on health and wellbeing via providing decent homes.

	r mixed-use development to comprise open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
		recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014.	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any issues at this location. Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty. Careful design of the scheme could reduce the fear of crime. Optimising/mitigating measures:

		claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour				and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>0-10 minutes walk of Woking Railway Station</li> <li>6-10 minute walk to a primary school</li> <li>21-25 minute walk to a secondary school</li> <li>6-10 minute walk to a GP</li> <li>Within 250m of cycle route and public footpath</li> <li>Within 250m of bus services and bus stops</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced. The development would provide access to employment (offices). The development would help to support existing services and facilities in the community.
	Environmental objec	tives: protecting and enhancin				ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy	+	+	+	Site is an existing brownfield site and would further intensify the existing land uses. Development will maximise the efficient use of previously developed land.

	<ul> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	The site is within Woking Town Centre. It is therefore in close proximity to sustainable modes of transport including local bus services, Woking Railway Station and the local cycle network and key services and facilities. It will help reduce congestion and pollution. The beneficial impacts of development will neutralise any potential negative impacts Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make a contribution to

	HLAACAN021: Spectrum House, 56 G					
	<ul> <li>nLAACANU21: Spectrum House, so or mixed-use development to comprise</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impact of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's</li> </ul>				dable H	ousing         avoid harm to the SPA.         Development of this site will not have adverse impacts on natural assets.         Development of this site could have a negative impact on locally listed buildings adjacent to the site. This impact could
enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				be mitigated through good design. Optimising/mitigating measures: Design to have regard to locally listed assets.
11. Reduce the	Would the development of the site / policy	Targets: decrease in	0	0	0	The mixed use development would be required to achieve
causes of climate	option:	carbon emissions and				the energy and water components of Level 4 of the Code for

	HLAACAN021: Spectrum House, 56 Go r mixed-use development to comprise				dable H	ousina
change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Due to the sites location, the development should consider establishing or connecting to an existing CHP network. The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

	objectives of sustainability? • provide land for allotments?	and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	Planning policy requirements should ensure the developmer is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus	+	+	+	Site lies within Woking Town Centre and promotes sustainable forms of travel. This should encourage the use o sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.

	<ul> <li>r mixed-use development to comprise</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
	Economic ol	pjectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in	+	+	+	Mixed-use development will bring forward commercial use, and promote the generation of jobs. It will help support the local economy and bring forward high quality commercial premises that are fit for the needs of modern businesses. A mixed use development will enable local people to live near places of work and help to reduce the need to travel. The commercial element of the development will support the provision of BREEAM very good standard.

SITE/0072/GLDE. SI	HLAACAN021: Spectrum House. 56 Go	oldsworth Road, Woking.	GU21 6	LE		
	HLAACAN021: Spectrum House, 56 Germixed-use development to comprise mixed-use development to comprise Would the development of the site / policy option: • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of				dable H	ousing           Mixed-use development would bring forward high quality commercial development within Woking Town Centre that would support a vibrant town centre and local economy.
neighbourhood centres	from the historic environment? <ul> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).				

	HLAACAN021: Spectrum House, 56 Goldsworth Road, Woking, GU21 6LE r mixed-use development to comprise of offices and residential including Affordable Housing							
	Overall Conclusions							
Summary of Social	Positive contribution towards housing requirement;							
Impacts & Issues	Positive impact on health and wellbeing;							
Summary of	Efficient use of brownfield land;							
Environmental	Town Centre location promotes use of sustainable modes of travel.							
Impacts & Issues								
Summary of	Commercial development of the site would encourage provision of jobs accessible to local residents;							
Economic Impacts &	Commercial development of the site would provide for the needs of business in urban areas;							
Issues	Development would support and enhance the economy of the Town Centre.							
	g/mitigating measures:							
<ul> <li>Affordable ho</li> </ul>	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise							
<ul> <li>Provide a mix</li> </ul>	c of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)							
All housing de	evelopment required to make a contribution to avoid harm to the SPA (Policy CS8)							
<ul> <li>Undertake fea</li> </ul>	asibility study for connection to CHP network							
<ul> <li>Design of the</li> </ul>	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance							
<ul> <li>Design to have</li> </ul>	re regard to locally listed assets							
<ul> <li>Opportunities</li> </ul>	to optimise use of sustainable transport							
<ul> <li>Design of the</li> </ul>	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features							
	velopment to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,							
	entation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change							
	velopment should facilitate the reduction of waste and the recycling and composting of the waste produced							
<ul> <li>Design of the</li> </ul>	development would have to provide suitable wastewater and sewerage infrastructure							

SITE/0085/MYSH, S	HLAACAN011: 1 to 5 Elliot Court, Nort	h Road, to the rear of 1 to	o 13 Nor	th Road,	, and 95	-105 Maybury Road, Woking, GU21 5JL
			ordable	Housing	and off	ices. Alternative employment use would be
	d this meets the objectives of Policy C			r		
SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	d healthy o	communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 77 dwellings (SHLAA, 2017).</li> <li>The site is located within the Maybury and Sheerwater Priority Place area and through compliance with Policy CS5 would contribute towards improving the current tenure imbalance in the area by providing family affordable homes (2+ bedrooms) as well as giving priority to the intermediate rent and shared ownership tenures.</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, and over 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the	Would the development of the site / policy option:	Targets: increased life expectancy and proportion of people describing their	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes.

						-105 Maybury Road, Woking, GU21 5JL
			ordable I	Housing	and off	ices. Alternative employment use would be
	d this meets the objectives of Policy C				1	The site is adjacent to Walton Dead Naishbourband Oratin
population and reduce inequalities in health	<ul> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				The site is adjacent to Walton Road Neighbourhood Centre and in close proximity to Woking Town Centre and the health services therein. This also encourages walking and cycling to key services and shops in both the neighbourhood centre and the town centre. It is also within walking distance of Boundary Road Common (250m).
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul</li> </ul> </li> </ul>

0.77 hectare site fo acceptable provide		residential including Affo	ordable			<ul> <li>i-105 Maybury Road, Woking, GU21 5JL</li> <li>fices. Alternative employment use would be</li> <li>water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>Indices of Deprivation (IMD, 2010) identifies this postcode</li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+			<ul> <li>Indices of Deprivation (IND, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</li> <li>Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices or alternative employment use). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services,</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local	0	0	0	<ul> <li>The site is located within:</li> <li>0-400 (approximately) 10 minutes access by foot of the adjacent Walton Road Neighbourhood Centre (within suitable walking distance)</li> <li>10-20 minutes walk of Woking Town Centre</li> <li>0-1333m access by bicycle to nearest centre</li> </ul>

	<ul> <li>cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	services by public transport over last three years.				<ul> <li>10-20 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>16-20 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>within 250m of cycle route and public footpath</li> <li>within 250m of bus services and bus stops</li> </ul> The site is outside of the nearest centre but is within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced. The development would retain access to existing key services (employment). The development would help to support existing services and facilities in the community.
6. Make the best use of previously developed land and existing buildings	Environmental object Would the development of the site / policy option: • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land?	tives: protecting and enhancin Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and	g our nat	ural, built +	and histo	Site is an existing brownfield site and would support a higher density development with mixed uses. The development would support the use and remediation of contaminated previously developed land.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution.	0	0	0	The site is adjacent to Walton Road Neighbourhood Centre and within walking distance of Woking Town Centre. It is therefore in close proximity to sustainable modes of transport including Woking Railway Station and bus services. It also provides opportunities to walk to key services, jobs and

	<ul> <li>this meets the objectives of Policy C</li> <li>support specific actions in designated AQMAs?</li> </ul>	Source: Core Strategy Objective				shops and therefore reduces the likelihood of congestion, and subsequently air pollution from traffic.
	<ul> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The development will support the remediation of contaminated land and reduce the risk of creating further contamination.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source:	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

0.77 hectare site fo		residential including Affo				-105 Maybury Road, Woking, GU21 5JL ices. Alternative employment use would be
landscapes of Woking	<ul> <li>a this meets the objectives of Policy C assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22.	0	0	0	The mixed use development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., depending on the siting and quantity of development. This will be determined on a case by case basis. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in

d this meets the objectives of Policy C			Housing	and off	ices. Alternative employment use would be
<ul> <li>infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non- residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	÷	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures:
-	<ul> <li>infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction</li> </ul>	<ul> <li>infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. 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NB. Flooding covered by SA3 and Sustainable travel covered by SA15         Would the development of the site / policy option:         • incorporate sustainable design and construction techniques e.g. provide for fuction tack of a proportion of recycled or secondary aggregates in new projects?         • support use of materials and aggregates from nearby sources?         • support lifestyles compatible with the objectives of sustainability?         • provide land for allotments?         Would the development of the site / policy option:         • support use of materials and aggregates from nearby sources?         • support lifestyles compatible with the objectives of sustainability?         • provide land for allotments?         Would the development of the site / policy option:         • support a reduction in the generation of waste?         • minimise waste in the construction process?	infrastructure?         increase the capacity of the habitat to act as a carbon sink?         increase the resilience of the habitat to climate change impacts?         support the implementation of the Code for Sustainable Homes and BREEAM?         NB. Flooding covered by SA3 and Sustainable travel covered by SA15         Would the development of the site / policy option:         • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?         • support lifestyles compatible with the objectives of sustainability?         • provide land for allotments?         Would the development of the site / policy option:         • support lifestyles compatible with the objectives of sustainability?         • provide land for allotments?         Would the development of the site / policy option:         • support lifestyles compatible with the objectives of sustainability?         • provide land for allotments?         Would the development of the site / policy option:         • support a reduction in the generation of waste?         • minimise waste in the construction process?         • minimise waste in the construction process?	infrastructure?         • increase the capacity of the habitat to act as a carbon sink?         • increase the resilience of the habitat to climate change impacts?         • support the implementation of the Code for Sustainable Homes and BREEAM?         NB. Flooding covered by SA3 and Sustainable travel covered by SA15         Would the development of the site / policy option:         • incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of arcycled or secondary aggregates in new projects?         • support lifestyles compatible with the objectives of sustainability?         • provide land for allotments?         Would the development of the site / policy option:         • support lifestyles compatible with the objectives of sustainability?         • provide land for allotments?         Would the development of the site / policy option:         • support a reduction in the generation of waste?         • minimise waste in the construction process?         Would the development of the site / policy option:         • support a reduction in the generation of waste?         • minimise waste in the construction process?

SITE/0085/MYSH, SHLAACAN011: 1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95-105 Maybury Road, Woking, GU21 5JL 0.77 hectare site for mixed-use development to comprise residential including Affordable Housing and offices. Alternative employment use would be acceptable provided this meets the objectives of Policy CS5.

14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	recycling and composting; decrease in waste going to landfill. Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., depending on the siting of the proposed development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town	+	+	+	Site lies adjacent to Walton Road Neighbourhood Centre and is within a short distance of Town Centre and promotes sustainable forms of travel. It is within the Woking High Accessibility Zone where there is a lower car parking requirement for new residential and non-residential uses. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and also reduce the need to travel.

0.77 hectare site fo		residential including Affo				5-105 Maybury Road, Woking, GU21 5JL Fices. Alternative employment use would be
		services.				
	Economic ol	pjectives: building a strong, rea	sponsive	and comp	etitive ed	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).	+	+	+	Mixed-use development will bring forward commercial use, and promote the generation of jobs. It will help support the local economy and bring forward high quality commercial premises that are fit for the needs of modern businesses. A mixed use development will enable local people to live near places of work and help to reduce the need to travel. The commercial element of the development will support the provision of BREEAM very good standard.

17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	Would the development of the site / policy option:       Targets: increase in registered businesses;       -       0       0       The loss of warehouse premises would result in the loss of viable employment/jobs. The provision of modern vacant retail, commercial and industrial florospace;         • deliver sufficient employment land?       •       0       The loss of warehouse premises would result in the loss of viable employment/jobs. The provision of modern vacant retail, commercial and industrial florospace;         • deliver sufficient employment land?       •       0       The loss of warehouse premises would result in the loss of viable employment/jobs. The provision of modern vacant retail, commercial and industrial florospace;         • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?       •       0       The obss of warehouse premises would result in the loss of viable employment/jobs. The provision of modern vacant retail, commercial and industrial florospace;         • increase the economic benefit derived from the historic environment?       •       0       The mixed-use development of this site could support and enhance the economy of the adjacent Walton Road         • support the vibrancy of the town, district and local centres?       •       0       The diss of for vacancy rates for commercial and industrial floorspace (20.3% in 2013; retail vacancy rates in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually       •       •       •       •       •         •       0.03(3)
Summary of Social	Overall Conclusions
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing.
Summary of	Efficient use of brownfield land;
Environmental Impacts & Issues	Remediation of contaminated land; The accessible location of the site promotes use of sustainable modes of travel.
Summary of	Loss of existing commercial warehouse uses;
	Development would support and enhance the economy of the adjacent neighbourhood centre.

SITE/0085/MYSH, SHLAACAN011: 1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95-105 Maybury Road, Woking, GU21 5JL 0.77 hectare site for mixed-use development to comprise residential including Affordable Housing and offices. Alternative employment use would be acceptable provided this meets the objectives of Policy CS5.

- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Opportunities to optimise use of sustainable transport;
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced;
- Relocation of existing businesses
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy</i> <i>Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source:</i> <i>Woking Housing Strategy</i> 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. <i>Source: Gypsy &amp;</i> <i>Traveller Accommodation</i> <i>Assessment 2012</i> Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 104 dwellings (SHLAA, 2017).</li> <li>The site is located within the Maybury and Sheerwater Priority Place area and through compliance with Policy CS5 would contribute towards improving the current tenure imbalance in the area by providing family affordable homes (2+ bedrooms) as well as giving priority to the intermediate rent and shared ownership tenures.</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha sit area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line wit Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre. The site is within Woking Town Centre and health services

	HLAACAN016: 101-121 Chertsey Road		الم	n Affanda		using
U.Ja neclare site it	<ul> <li>br mixed-use development to comprise community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in	nciuum			therein. This also encourages walking and cycling to key services and shops in the town centre. It is also within walking distance of Brookhouse Common (100m) and Boundary Road Common (150m).
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>

4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+	+	+	<ul> <li>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Whilst the housing element of the development will overal have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices). This will create additional jobs, some o which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility Zone (parking)</li> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>within 250m of cycle route and public footpath</li> <li>within 250m of bus services and bus stops</li> </ul>

SITE/0037/MYSH S	HLAACAN016: 101-121 Chertsey Road	Woking GU21 5BG				
	cultural uses?		<u>ncludin</u>	g Afforda	able Hou	The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced. The development would improve access to existing key services (employment - offices) The development would help to support existing services and facilities in the community.
	Environmental objec	tives: protecting and enhancin	g our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the	+	+	+	Site is an existing brownfield site and would support a higher density development with mixed uses.
		target is being met and				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective	0	0	0	The site is in Woking Town Centre and in close proximity to sustainable modes of transport including Woking Railway Station and bus services. It also provides opportunities to walk to key services, jobs and shops and therefore reduces the likelihood of congestion, and subsequently air pollution from traffic.
	<ul> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be				Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

	SHLAACAN016: 101-121 Chertsey Road or mixed-use development to comprise	e offices and residential i	ncludin	g Afford	able Ho	using
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	an issue in the Borough. Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land	0	0	0	Development of the site is predicted to have a neutral impact
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impact of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	contamination. Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features.Source: Core Strategy Policy CS20Improved provision of open space. Source: Core Strategy Policy CS17Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

	HLAACAN016: 101-121 Chertsey Road					_
	or mixed-use development to comprise	parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core</i> <i>Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source:</i> <i>Core Strategy Policies</i> <i>CS9 &amp; CS22.</i> Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> </ul>

						Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Undertake feasibility study for connection to CHP network Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough,

	HLAACAN016: 101-121 Chertsey Road or mixed-use development to comprise		ncluding	Afforda	able Ho	using
	<ul> <li>water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase in cycle journeys to town centre, and 27% increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Site lies within Town Centre and promotes sustainable forms of travel. It is within the Woking High Accessibility Zone where there is a lower car parking requirement for new residential and commercial properties. This should encourage the use of sustainable methods of transport including walking, cycling and public transport. It will also reduce the need to travel.
	Economic ol	pjectives: building a strong, re	sponsive a	and comp	etitive ec	conomy
16. Maintain high and		Targets: increase	+	+	+	Mixed-use development will bring forward commercial use,

r mixed-use development to comprise option:		ncluding	a Afforda	hla Hai	ising
<ul> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications bas		<u>, , , , , , , , , , , , , , , , , , , </u>		and promote the generation of jobs. It will help support the local economy and bring forward high quality commercial premises that are fit for the needs of modern businesses. A mixed use development will enable local people to live near places of work and help to reduce the need to travel. The commercial element of the development will support the provision of BREEAM very good standard.
Would the development of the site / policy option:	increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in registered businesses;	+	+	+	Mixed-use development would bring forward high quality commercial development within Woking Town Centre that would support a vibrant town centre and local economy.
<ul> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> </ul>	vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of				
	<ul> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul> Would the development of the site / policy option: <ul> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived</li> </ul>	<ul> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> <li>improve access in and participation in education?</li> <li>improve access to and participation?</li> <li>improve acces</li></ul>	<ul> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> <li>Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.</li> <li>Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with NVQ2 and highe</li></ul>	<ul> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> <li>improve access to and participation in education?</li> <li>improve access to and participation in education?</li> <li>would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>ideliver sufficient employment land?</li> <li>provide for the needs of business in urban and trutal areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>the historic environment?</li> </ul>	<ul> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> <li>improve access to and participation in education?</li> <li>Trends: gradually increasing number of unemployment of apprentices; numbers of unemployment of apprentices; numbers of unemployed economical y active people – performing better than regional and national levels.</li> <li>Increase in number of people with NVQ2 and higher qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</li> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment loops?</li> <li>elad to the loss of viable employment loops?</li> <li>elad to the loss of viable employment spowed for the needs of business in urban and rural areas (such as arange of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> </ul>

	support the vibrancy of the town, district and local centres?	businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually				
		falling (except in Horsell).				
		Overall Conclusio	าร			
Summary of Social	Positive contribution towards housing requirement;					
mpacts & Issues	Positive impact on health and wellbeing.					
Summary of	Efficient use of brownfield land;					
Environmental	Town Centre location promotes use of susta	inable modes of travel.				
mpacts & Issues						
Summary of	Commercial development of the site would e	encourage provision of iobs access	ble to local reside	nts:		
Economic Impacts &	Commercial development of the site would p					
ssues	Development would support and enhance the					
	p/mitigating measures:					
	using to be provided on site in line with Policy	CS12 If this can not be achieved t	on evidence will	aged to be submitted to support otherwise		
	of dwellings types and sizes to address the n					
				intermediate rent and shared ownership tenures		
•	scheme to seek to design out crime and redu			al surveillance		
<ul> <li>All housing al</li> </ul>	locations are required to make a contribution t	o avoid harm to the SPA (Policy C	68).			
<ul> <li>Design of the</li> </ul>	development to have regard to incorporation	of SuDS and other adaptation mea	ures such as gree	en infrastructure features		
				ntial buildings over 1,000 sqm., and take account of layout,		
	entation and landscaping to maximise efficient					
	asibility study for connection to CHP network			5		
	development would have to provide suitable v	vastewater and soworage infrastrum	turo			
				intermediate rept and charad curpership tenurses		
				intermediate rent and shared ownership tenures		
	ssessment (subject to the findings of the fortho					
				ating measures, and opportunities to minimise car use;		
Design of des	colormont to have regard to decigning out arise	a within the Maybury and Shearwa	tor Drigrity Diago			
	velopment to have regard to designing out crim velopment should facilitate the reduction of wa					

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	healthy o	communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 21 dwellings (SHLAA, 2017).</li> <li>The site is located within the Maybury and Sheerwater Priority Place area and and through compliance with Policy CS5 would contribute towards improving the current tenure imbalance in the area by providing family affordable homes (2+ bedrooms) as well as giving priority to the intermediate area, but within public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and	Would the development of the site / policy option: • support the provision of key health services?	Targets: increased life expectancy and proportion of people describing their health as good. Increased	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	r residential including Affordable Hou		3			
reduce inequalities in health	<ul> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has	_			<ul> <li>The site is adjacent to Walton Road Neighbourhood Centre and Woking Town Centre and the health services therein. This also encourages walking and cycling to key services and shops in both the neighbourhood centre and the town centre.</li> <li>It is also within walking distance of Brookhouse Common (150m) and Boundary Road Common (250m).</li> <li>Optimising/mitigation measures: <ul> <li>Re-provision on site or relocation of existing community use</li> </ul> </li> </ul>
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i>	0	0	0	Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overa deprivation. The community use would be as a replacement of the existing. Overall development will have neutral impacts on thi objective. However, careful design of the scheme could

	HLAACAN017: Walton Road Youth Ce r residential including Affordable Hou	sing, and community use Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people				reduce the fear of crime. Optimising/mitigating measures: • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	<ul> <li>who believe the Police and Council are dealing with anti-social behaviour and crime.</li> <li>Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18</li> <li>Trends: increased accessibility to local services by public transport over last three years.</li> </ul>	0	0	0	<ul> <li>The site is located within:</li> <li>adjacent to Walton Road Neighbourhood Centre (within suitable walking distance)</li> <li>adjacent to Woking Town Centre</li> <li>0-10min distance to Woking town centre</li> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>within 250m of cycle route and public footpath</li> <li>within 250m of bus services and bus stops</li> </ul> The site is outside of the nearest centre but is withi reasonable walking distance of key services and facilitie therein. The need to travel to access services and facilitie will be reduced. The development would help to support existing services and facilities.

	r residential including Affordable Hou	<b>,</b>	-			services (youth club) provided this is retained within the
						development or re-provided elsewhere in the locality.
						Overall a neutral impact in terms of this objective.
						Optimising/mitigating measures: • Re-provide community use within redevelopment
	Environmental object	tives: protecting and enhancin	a our nat	ural built:	and histor	ric environment
6. Make the best use	Would the development of the site / policy	Targets: 70% of new	9 001 1121 +	+		Site is an existing brownfield site and would require
of previously developed land and existing buildings	<ul> <li>option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				remediation of contaminated land. Redevelopment would address potential existing contamination on the site.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	The site is adjacent to Walton Road Neighbourhood Centre and Woking Town Centre. It is therefore in close proximity to sustainable modes of transport including Woking Railway Station and bus services. It also provides opportunities to walk to key services, jobs and shops and therefore reduces the likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.
8. Reduce land	Would the development of the site / policy	Targets: reduce land	+	+	+	The development of the site would support the remediation
contamination and	option:	contamination and avoid	•			contaminated land.

safeguard agricultural soil quality	<ul> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated</li> </ul>	development on Grade 1, 2 or 3a agricultural land. Source: NPPF.				
	<ul><li>land?</li><li>reduce the risk of creating further contamination?</li></ul>	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

	HLAACAN017: Walton Road Youth Ce			1 5DL		
	<ul> <li>would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> </ul>			0	0	The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon
	<ul> <li>support the development of on or off- site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code</li> </ul>	(including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
12. Reduce the impact of	NB. Flooding covered by SA3 and Sustainable travel covered by SA15 Would the development of the site / policy option:	Targets: increase use of	0	+	+	Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably
impact of		locally produced		1	L	to have a positive impact upon this objective to sustainably

	HLAACAN017: Walton Road Youth Ce r residential including Affordable Hou			I 5DL		
consumption of resources by using sustainably produced and local products	<ul> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	resources. Source: Core Strategy Policy CS22. All residents to have access to allotment within 800m of home. Source: Core Strategy Policy CS17. Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	to landfill. Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water	0	0	0	producedPlanning policy requirements should ensure the developmentis water efficient by achieving Level 4 of the Code forSustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure

	HLAACAN017: Walton Road Youth Ce			1 5DL		
U.U9 NECTARE SITE TO	r residential including Affordable Hou	remains high.	5			
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Site lies adjacent to Walton Road Neighbourhood Centre and is within a short distance of Town Centre and promotes sustainable forms of travel. It is within the Woking High Accessibility Zone where there is a lower car parking requirement for new residential properties. This should encourage the use of sustainable methods of transport including walking, cycling and public transport.
		pjectives: building a strong, re				
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy</i> (2012)	0	0	0	As an allocation for residential development, employment issues are largely inapplicable.

	r residential including Affordable Hou infrastructure?				
	<ul> <li>Intrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no			
		qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).			
7. Provide a range of commercial development opportunities to meet he needs of the economy and, in particular, support and enhance economies of town, district, local and	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012	-	-	Development would result in the loss of employment/jobs. Optimising/mitigating measures: Relocation of existing community infrastructure
eighbourhood entres	<ul> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high			

	vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).							
	Overall Conclusions							
Summary of Social	Positive contribution towards housing requirement;							
Impacts & Issues	Loss of community facility – resulting in reduced accessibility to community services.							
Summary of Environmental	Efficient use of brownfield land;							
Impacts & Issues	Remediation of contaminated land; Edge of neighbourhood centre location promotes use of sustainable modes of travel.							
Summary of	Loss of community infrastructure would result in the loss of employment/jobs.							
Economic Impacts &								
Issues								
Summary of optimising/	/mitigating measures:							
<ul> <li>Affordable hou</li> </ul>	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise							
	of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)							
	e homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures							
	ocations are required to make a contribution to avoid harm to the SPA (Policy CS8)							
	on site or relocation of existing community use							
	scheme to seek to design out crime and reduce the fear of crime							
	to optimise use of sustainable transport;							
	elopment should facilitate the reduction of waste and the recycling and composting of the waste produced							
	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features							
• Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,								
	ntation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change							

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, but not Affordable Housing given national minimum threshold. It is anticipated that the site would yield 10 dwellings (SHLAA, 2017) and assumed less than 1,000 square metres gross floorspace.</li> <li>Optimising/mitigating measures: <ul> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. The site is within Walton Road Neighbourhood Centre and adjacent to Woking Town Centre and the health services therein. This also encourages walking and cycling to key services and shops in both the neighbourhood centre and the town centre.

0.05 hectare site for	open space for informal and/or formal					It is also within walking distance of Brookhouse Common
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				(200m) and Boundary Road Common (300m).
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within: • Walton Road Neighbourhood Centre • adjacent to Woking Town Centre • 0-10 minutes to nearest railway station • 6-10 minutes walk to a primary school • 21-25 minutes walk to a secondary school • 6-10 minutes walk to a GP • within 250m of cycle route and public footpath • within 250m of bus services and bus stops The site is within the Neighbourhood Centre and withir reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced.
	Environmental chica	tives: protecting and enhancing	a our pot	urol built.	and histo	The development would help to support existing services and facilities in the community.
6. Make the best use	Would the development of the site / policy	tives: protecting and enhancin Targets: 70% of new	g our nat	urai, built a	and histo	Site is an existing brownfield site and would support a higher
o. Make the best use of previously developed land and existing buildings	<ul> <li>volud the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing</li> </ul>	residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.	+	+	+	density development. It will make effective use of the land.

	SHLAACAN018: 29-31 Walton Road, Wo	oking, GU21 5BX				
0.05 hectare site fo	or residential buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land?	Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be	0	0	0	The site is within Walton Road Neighbourhood Centre and close to Woking Town Centre. It is therefore in close proximity to sustainable modes of transport including Woking Railway Station and bus services. It also provides opportunities to walk to key services, jobs and shops and therefore reduces the likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	an issue in the Borough. Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF. Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.

SITE/0041/MYSH. S	HLAACAN018: 29-31 Walton Road, Wo	oking, GU21 5BX				
10. Conserve and enhance and where appropriate make accessible for	<ul> <li>r residential</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important</li> </ul>	Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations. Targets: preserve and enhance cultural and historic features. Source: Core Strategy	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.
enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate	Would the development of the site / policy	Targets: decrease in carbon emissions and	0	0	0	The residential development would be required to achieve the energy and water components of Level 4 of the Code for
change – particularly	<ul><li>option:</li><li>improve the energy efficiency of the</li></ul>	increase energy from				Sustainable Homes.

	HLAACAN018: 29-31 Walton Road, Wo	oking, GU21 5BX				
<b>0.05 hectare site fo</b> by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts		renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve	Would the development of the site / policy option: • support a reduction in the generation of	Targets: decrease amount of waste produced per capita; increase	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development.

0.05 hectare site for sustainable	waste?	percentage of				The negative short term score reflects that all new
management of waste	minimise waste in the construction process?	recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.				development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.
sustainably	<ul> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	water to 105litres/person/day in homes. <i>Source: Core</i> <i>Strategy Policy CS22.</i> Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of	+	+	+	Site lies within Walton Road Neighbourhood Centre and is within a short distance of Town Centre and promotes sustainable forms of travel. It is within the Woking High Accessibility Zone where there is a lower car parking requirement for new residential properties. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.
	<ul> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport,</li> </ul>	people travelling to work by car remains static (57.79% in 2011 vs.				

	health centres etc.?	58.9% in 2001) and by				
		bicycle remains static				
		(2.66% in 2011 vs. 2.7%				
		in 2001); increase in				
		cycling infrastructure				
		resulting in 53% increase				
		in cycle journeys to town				
		centre, and 27% increase				
		across the Borough since				
		May 2010; increase in rail				
		passengers; increase in				
		proportion of new				
		residential development				
		within 30 minutes public				
		transport time of key				
		services.				
	Economic ol	bjectives: building a strong, re	sponsive	and comp	etitive ec	conomy
6. Maintain high and	Would the development of the site / policy	Targets: increase	-	0	0	Development would result in a loss of a retail unit.
table levels of	option:	employment provision and				
mployment and	<ul> <li>encourage diversity and quality of</li> </ul>	job opportunities; increase				
roductivity, and	employment in the Borough?	access to and				
ncourage high	<ul> <li>encourage provision of jobs accessible</li> </ul>	participation in education.				
uality, low impact	to local residents?	Source: NPPF and				
levelopment and	<ul> <li>enable local people to work near their</li> </ul>	Woking Economic				
ducation for all	homes?	Development Strategy				
	<ul> <li>ensure the timely provision of</li> </ul>	(2012)				
	infrastructure?					
	<ul> <li>support the implementation of</li> </ul>	Trends: gradually				
	BREEAM?	increasing economically				
	<ul> <li>support a better match between</li> </ul>	active population (51,800				
	education and local employment	in 2012/13 from 51,000 in				
	opportunities?	2011/12); steady supply of				
	<ul> <li>improve access to and participation in</li> </ul>	jobs; decreasing number				
	education?	of unemployment benefit				
		claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active				
		people – performing better				
		than regional and national levels.				
		Increase in number of people with NVQ2 and				
					1	
		higher qualifications since				

	HLAACAN018: 29-31 Walton Road, Wo	oking, GU21 5BX				
0.05 hectare site fo 17. Provide a range of commercial development	Would the development of the site / policy option: • lead to the loss of viable	of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in registered businesses; decrease in amount of	-	0	0	The development of the site would result in the loss of a retail unit within the Neighbourhood Centre. Although this would lead to the loss of viable employment/jobs, it is not expected
opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for				to have a significant impact on the local economy or the vibrancy of the Walton Road Neighbourhood Centre.
		commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).				
	Desitive contribution to contribution	Overall Concl	usions			
Summary of Social Impacts & Issues	Positive contribution towards housing require Positive impact on health and wellbeing.	ement;				
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Neighbourhood Centre location promotes us		/el.			
Summary of Economic Impacts & Issues	Loss of retail premises within the Neighbour	hood Centre.				
Summary of optimising	/mitigating measures:					

## SITE/0041/MYSH, SHLAACAN018: 29-31 Walton Road, Woking, GU21 5BX 0.05 hectare site for residential

- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Opportunities to optimise use of sustainable transport
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	d healthy o	communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 10 dwellings (SHLAA, 2017).</li> <li>The site is located within the Maybury and Sheerwater Priority Place area and through compliance with Policy CS5 would contribute towards improving the current tenure imbalance in the area by providing family affordable homes (2+ bedrooms) as well as giving priority to the intermediate rent and shared ownership tenures.</li> <li>As a previously developed site of between 11 and 14 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, 30% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line wit Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the	Would the development of the site / policy option: • support the provision of key health	Targets: increased life expectancy and proportion of people describing their	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes.

	or residential including Affordable Hou	0				The site is within the Welter Deed Neighbourd 10. (
population and reduce inequalities in health	<ul> <li>services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				The site is within the Walton Road Neighbourhood Centre and adjacent to Woking Town Centre and the health services therein. This also encourages walking and cycling to key services and shops in both the neighbourhood centre and the town centre. It is also within walking distance of Brookhouse Common (200m) and Boundary Road Common (300m).
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul> </li> </ul>

	or residential including Affordable Hou			0		Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overal deprivation.</li> <li>Development will have neutral impacts on this objective However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three	+	+	+	<ul> <li>The site is located within:</li> <li>Walton Road Neighbourhood Centre</li> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>Adjacent to Woking Town Centre</li> </ul>

	HLAACAN019: Former Woking Liberal		ing, GU	21 5DL		
0.07 hectare site fo	<ul> <li><b>pr residential including Affordable Hou</b> facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	sing years.				<ul> <li>within 250m of bus services and bus stops</li> <li>The site is within the Neighbourhood Centre and within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced.</li> <li>The development would help to support existing services and facilities in the community.</li> </ul>
	Environmental object	tives: protecting and enhancir	na our nat	ural built:	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing brownfield site. Its intensification of the use will maximise the use of previously developed land.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	The site is within the Walton Road Neighbourhood Centre and adjacent to Woking Town Centre. It is therefore in close proximity to sustainable modes of transport including Woking Railway Station and bus services. It also provides opportunities to walk to key services, jobs and shops and therefore reduces the likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.

	SHLAACAN019: Former Woking Liberal		ing, GU	21 5DL		
<b>0.07 hectare site fo</b> 8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>br residential including Affordable House</li> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	sing Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF. Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity.Source: Core StrategyObjectives (Surrey Biodiversity Action Plan Targets under revision).Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve andenhance cultural andhistoric features.Source: Core StrategyPolicy CS20Improved provision ofopen space.Source:Core Strategy PolicyCS17Trends: little change instatus of heritage assets(4 Grade I, 10 Grade II*,166 Grade II, 311 LocallyListed Buildings, 5Scheduled AncientMonuments, 3 registeredparks and gardens, 25	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

	or residential including Affordable Hou	Conservation Areas). No				
		historic landscapes				
		designated. Decline in				
		quality of Brookwood				
		Cemetery. Updated				
		appraisals of				
		Conservation Areas				
		required.				
		Majority of residents				
		satisfied with cultural and				
		recreational facilities. No				
		development taking lace				
		in areas of high				
		archaeological potential				
		without prior assessment.				
11. Reduce the	Would the development of the site / policy	Targets: decrease in	0	0	0	The residential development would be required to achieve
causes of climate	option:	carbon emissions and				the energy and water components of Level 4 of the Code for
change – particularly	<ul> <li>improve the energy efficiency of the</li> </ul>	increase energy from				Sustainable Homes.
by increasing energy	building stock?	renewable sources.				
efficiency and the	<ul> <li>help take advantage of passive solar</li> </ul>	Source: 2009 Renewable				The site offers good accessibility to most local facilities, and
production of energy	gain through orientation?	Energy Directive and Core Strategy Policy CS23.				should ensure emissions from private car use do not
from low and zero carbon technologies	help minimise the use of energy through	Dwellings to meet energy				significantly increase as a result of the development.
and renewable	design and occupation?	and water categories of				Development of the site could potentially lead to an increase
sources – and adapt	reduce the emission of greenhouse	Code Level 4. Source:				in hard landscaping, and in turn could increase surface water
to its impacts	gases?	Core Strategy Policy				runoff. This could be mitigated against through the use of
	<ul> <li>facilitate the generation/use of renewable energy?</li> </ul>	CS22.				adaptation measures (such as SuDS).
	<ul> <li>support decentralised energy</li> </ul>	Increase green				
	• support decentralised energy generation?	infrastructure for				The neutral score reflects the potential increase in carbon
	<ul> <li>support the development of on or off-</li> </ul>	adaptation purposes				emissions through private car use, and potential increase in
	site CHP and/or link to an existing CHP	(including SUDS). Source:				surface water runoff, against the implementation of the Code
	facility?	Core Strategy Policies				for Sustainable Homes.
	<ul> <li>support the co-ordination of green</li> </ul>	CS9 & CS22.				
	infrastructure?					Optimising/mitigating measures:
	<ul> <li>increase the capacity of the habitat to</li> </ul>	Trends: decreasing local				Design of the development to have regard to incorporation of
	act as a carbon sink?	CO2 emissions (to 2010);				SuDS and other adaptation measures such as green
	<ul> <li>increase the resilience of the habitat to</li> </ul>	increase in sustainably			1	infrastructure features
	climate change impacts?	constructed dwellings.				
	<ul> <li>support the implementation of the Code</li> </ul>				1	Design of development to achieve Code for Sustainable
	for Sustainable Homes and BREEAM?					Homes Level 4, and take account of layout, landform,
	NB. Flooding covered by SA3 and					orientation and landscaping to maximise efficient use of
	Sustainable travel covered by SA15					energy and adapt to the impacts of climate change
12. Reduce the	Would the development of the site / policy	Targets: increase use of	0	+	+	Planning policy requirements will allow for the development
impact of	option:	locally produced			1	to have a positive impact upon this objective to sustainably
consumption of	<ul> <li>incorporate sustainable design and</li> </ul>	resources. Source: Core			1	use and re-use renewable and non-renewable resources.

	HLAACAN019: Former Woking Liberal or residential including Affordable Hou		ing, GU	21 5DL		
resources by using sustainably produced and local products	<ul> <li>construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Strategy Policy CS22. All residents to have access to allotment within 800m of home. Source: Core Strategy Policy CS17. Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>

SITE/0070/MYSH. S	HLAACAN019: Former Woking Liberal	Club, Walton Road, Wok	ing, GU	21 5DL		
	<ul> <li><b>br residential including Affordable Hou</b></li> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>		+	+	+	Site lies within the Walton Road Neighbourhood Centre and is within a short distance of Town Centre and promotes sustainable forms of travel. It is within the Woking High Accessibility Zone where there is a lower car parking requirement for new residential properties. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel, in particular, by the car.
	Economic o	bjectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy</i> (2012)	+	+	+	The provision of a retail unit within the development would provide jobs that are accessible to local people. The site is currently vacant and provides no employment/jobs. It is also not suitable for modern businesses.

	<ul> <li>residential including Affordable Hou</li> <li>support the implementation of</li> </ul>	Trends: gradually				
	BREEAM?	increasing economically				
	<ul> <li>support a better match between</li> </ul>	active population (51,800				
	education and local employment	in 2012/13 from 51,000 in				
	opportunities?	2011/12); steady supply of				
	<ul> <li>improve access to and participation in</li> </ul>	jobs; decreasing number				
	education?	of unemployment benefit				
		claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active				
		people – performing better than regional and national				
		than regional and national levels.				
		Increase in number of				
		people with NVQ2 and				
		higher qualifications since				
		2010. However, number				
		of people with no				
		qualifications has				
		increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
		population (2012/13).				
17. Provide a range	Would the development of the site / policy	Targets: increase in	+	+	+	Through the provision of retail premises, the site would have
of commercial	option:	registered businesses;				a positive impact on employment and jobs. It would also
development	lead to the loss of viable	decrease in amount of vacant retail, commercial				support the vibrancy and viability of Walton Road Neighbourhood Centre.
he needs of the	<ul><li>employment/jobs?</li><li>deliver sufficient employment land?</li></ul>	and industrial floorspace;				
economy and, in	<ul> <li>provide for the needs of business in</li> </ul>	improve quality of office				
particular, support	urban and rural areas (such as range of	space. Source: Economic				
and enhance	premises, land, infrastructure and	Development Strategy				
economies of town,	services)?	2012				
district, local and	increase the economic benefit derived					
neighbourhood	from the historic environment?	Trends: increase in no. of				
entres	<ul> <li>support start-up and local businesses?</li> </ul>	VAT registered				
	<ul> <li>support the vibrancy of the town, district</li> </ul>	businesses (from 1997 to				
	and local centres?	2007 – no recent data);				
		low UK Competitiveness				
		Index ranking in Surrey (but performing well				
		(but performing well regionally/nationally);				
		decrease in B1, B2 and				
		B8 floorspace (2013); high				
		vacancy rates for				

	commercial and industrial         floorspace (20.3% in         2013); retail vacancy rate         in Town Centre continues         to increase. Retail         vacancy rates in other         urban centres gradually         falling (except in Horsell).				
Summary of Social	Positive contribution towards housing requirement;				
Impacts & Issues	Positive impact on health and wellbeing.				
Summary of	Efficient use of brownfield land;				
Environmental	Neighbourhood Centre location promotes use of sustainable modes of travel.				
Impacts & Issues					
Summary of	Create locally accessible jobs;				
Economic Impacts &	Positive contribution to the Walton Road Neighbourhood Centre.				
Issues					
<ul> <li>Provide a mix</li> <li>New affordab</li> <li>All housing al</li> <li>Flood Risk As</li> <li>Design of the</li> <li>Opportunities</li> <li>Design of dev</li> <li>Design of dev</li> <li>adapt to the in</li> </ul>	(mitigating measures: using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) le homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures locations are required to make a contribution to avoid harm to the SPA sessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan) scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance to optimise use of sustainable transport relopment should facilitate the reduction of waste and the recycling and composting of the waste produced development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features relopment to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and mpacts of climate change development would have to provide suitable wastewater and sewerage infrastructure				

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	vibrant and	d healthy o	communit	ies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide high quality housing?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	++	++	<ul> <li>Development would contribute significantly to meeting overal housing requirement, including affordable housing. It is anticipated that the site would yield 408 dwellings (SHLAA, 2017).</li> <li>This is a significant development of a scale unprecedented i the Borough and for which the primary objective is to seek qualitative improvement of housing through regeneration. This is recognised by the double positive scoring in the medium to long term, although the site would not provide 40 net additional dwellings (the equivalent to over one year's housing supply, the threshold used in this sustainability appraisal to differentiate when scoring between sites that positively or very positively meet SA objective 1).</li> <li>A single rather than double positive is indicated in the short-term, recognising that relatively fewer dwelling completions are typically delivered during the earliest phase of construction.</li> <li>Development should support the delivery of sheltered accommodation as well as promote Lifetime Homes requirements across all housing types in line with Policy CS5 would contribute towards improving the current tenure imbalance in the area by providing family affordable homes (2+ bedrooms) as well as giving priority to the intermediate rent and shared ownership tenures.</li> <li>As a part greenfield and part previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, within public and private ownerships, 40 or 50% affordable housing provision would</li> </ul>

and recreatio						determine).
						<ul> <li>Optimising/mitigating measures:</li> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>New affordable homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures</li> <li>Development should support the delivery of sheltered accommodation as well as promote Lifetime Homes requirements across all housing types in line with Policy CS13</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer	-	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will be located close to key local services and facilities which will encourage walking and cycling in the neighbourhood centre. The site area includes Sheerwater Local Centre and the health services therein. Development will be expected to provide health services that are accessible to the local community in order to improve the general health of residents. Access to informal public recreation space and formal sporting facilities are shown to improve peoples' wellbeing, and improving the recreational facilities in this area will promote healthy lifestyles. The provision of improved and more accessible open space as well as a new leisure centre and the retention of Sheerwater FC, will help to reduce health inequalities and improve accessibility to leisure and

and recreatio		and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				<ul> <li>open space for both formal and informal recreation. Access to the Basingstoke Canal tow path should also be improved to encourage walking and cycling.</li> <li>The removal of the Sheerwater Athletics Track will have a short-term negative effect on health and accessibility to local recreation facilities. The recreation facilities will need to be re-provided within the Borough.</li> <li>The site contains overhead power lines. This could have a negative impact on the health of people working on the site.</li> <li>Optimising/mitigating measures: <ul> <li>Re-provision of the Athletics Track</li> <li>Improved club facilities for Sheerwater FC</li> <li>Provision of a leisure centre</li> <li>Provision of accessible and high quality open space</li> <li>Improved connectivity to open space and existing foot and cycle networks including to the Basingstoke Canal tow path</li> <li>Remove or bury the overhead power lines</li> </ul> </li> </ul>
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	The site is located within Flood Zones 1 and 2. In Flood Zone 1 development is recommended to take place. In Flood Zone 2 development would be at risk of flooding of would exacerbate the risk of flooding. Applications of allocations within Flood Zone 2 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test). A site-specific Flood Risk Assessment is required for all proposals for new development (including minor development and change of use) in Flood Zone 2 (NPPF, para. 103). Careful site layour design should seek to incorporate mitigation measures. All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Counci will require evidence illustrating this (Policy CS9). A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103) Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires development to work towards replicating greenfield run-off situations (e.g

33 hectare site for r and recreatio	nal facilities	ng and a significant prop				<ul> <li>Ite homes, retail, community, open space and leisure</li> <li>through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding.</li> <li>Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Flood Risk Assessment</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Further investigation into the existing drainage situation of the site should be carried out</li> <li>Locate development only on land within Flood Zone 1</li> </ul> </li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference	++	++	++	<ul> <li>Indices of Multiple Deprivation (IMD, 2010) identifies this postcode location as above average in terms of overall deprivation (England). Sheerwater is one of the most deprived areas in Surrey in terms of health deprivation and disability, income and employment and education, skills and training levels.</li> <li>The development is a regeneration projects that is designed to specifically target to improve the area's performance. It's scale is unprecedented in the Borough.</li> <li>The development is expected to significantly and positively contribute to this objective in terms of additional employment Short term employment would be generated during a phased construction period through local labour agreements. Long term employment would be provided through jobs at community, leisure and retail facilities forming part of the development.</li> <li>This benefit is considered to outweigh the neutral scoring in terms of some of the other elements of this objective, such as crime reduction.</li> <li>Optimising/mitigating measures:</li> </ul>

		have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>Providing employment and training opportunities for local residents</li> <li>Tackle social exclusion through improved community facilities</li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	++	++	++	<ul> <li>The site is located within:</li> <li>Sheerwater Neighbourhood Centre</li> <li>20-30 minutes walk of Woking Railway Station</li> <li>0-5 minute walk to a primary school</li> <li>0-5 minute walk to a secondary school</li> <li>0-5 minute walk to a GP</li> <li>within 250m of cycle route and public footpath</li> <li>within 250m of bus services and bus stops</li> </ul> This is a significant development within Sheerwater Neighbourhood Centre, of a scale unprecedented in the Borough. The development would result in a net increase in community facilities. The regenerated site area should provide loca community services including enhanced school facilities leisure, community and youth facilities, health services and areas of open space. Access to open space would be improved through better distribution of open space throughout the development area as well as improved footpaths, green corridors and cycle paths. Community facilities should be located close to public transport corridors and within walking distance of new residential accommodation. The development would therefore provide local community services, improving access to these helping to support services and facilities in the community. Having regard to the above, a double positive impact is expected in terms of this objective.

						<ul> <li>Optimising/mitigating measures:</li> <li>Provide a range of local community services and facilities</li> </ul>
		tives: protecting and enhancir				
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is a mix of brownfield and greenfield land. Overall, development would support the use of previously developed land in the existing urban area and support higher density mixed use developments. The proposed development would make the best use of previously developed land, support a higher density of development and a mix of uses. Optimising/mitigation measures: Improve the overall quality of public spaces Provide higher density mixed use development Encourage the re-use of existing buildings were possible
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air QualityProgress Report 2014Maintain low levels of light and noise pollution.Source: Core Strategy ObjectiveTrends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Improvements to the public transport network and the promotion of sustainable methods of transport would help to mitigate the any potential increase in vehicle volume and congestion. Sheerwater Neighbourhood Centre is located within the site as well as local facilities and services. Access to these facilities should reduce the need to travel by car and have a positive impact on air quality. New facilities provided alongside a leisure centre will have mitigate the impact of noise and light pollution, particularly f local residents in close proximity as well as the Basingstoke Canal Conservation Area and SSSI. The relocation of the Sheerwater Athletics track will help to reduce the amount o potential light pollution the site will generate. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport

and recreatio						Mitigation measures for sources of light and noise pollution
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	The impacts on this objective is predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impact of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	-	-		The densification of the site and increased land uses could have a negative impact on habitats in terms of light , noise o other forms of pollution. Careful design and mitigation measures will be required to ensure there is no adverse impact on local biodiversity. Improvements to open space and green infrastructure should provide opportunities to enhance and/or create biodiversity within the site area. Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.Development should enhance biodiversity within the site by improving green infrastructure. Provision should be made to ensure that green infrastructure including green corridors, connect the site to existing habitats, protected sites and that there are no adverse impacts on identified and protected habitats. Development must ensure that there is no negative impact on the Basingstoke Canal SSSI and that any opportunities to improve the quality of the SSSI is realised. Any protected species currently on the site should be sought and best practice guidance and methods should be applied to the protection of any habitats or species. Mitigation measures to minimise noise pollution Mitigation measures to minimise noise pollution Enhance green infrastructure Protect and enhance, were possible, the Basingstoke Canal

						SSSI Detailed surveys and studies to establish, and mitigation measures to protect, existing habitats
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	-	-	0	<ul> <li>The site comprises of PDL and greenfield land. The area is identified as a priority place in the Core Strategy. Where redevelopment of poor quality housing stock and outmoded employment will take place.</li> <li>Development of this site will have to be carefully designed t ensure it does not have an adverse impact on the Basingstoke Canal Conservation Area. This should be achieved throuh adequate screening between the canal tow path and the edge of the site area.</li> <li>Development should make a positive contribution towards improving the existing green infrastructure network through tree planting, improved quality of open spaces, green roofs and walls where appropriate, and through improving pedestrian and cycle assess to the canal tow path and oper spaces.</li> <li>The development should not have any impact on heritage o culturally important buildings.</li> <li>Optimising/mitigation measures: Screening of the development from the Basingstoke Canal Conservation Area</li> <li>Improving green infrastructure assets and creating new one</li> </ul>
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.	0	0	0	The mixed use development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., depending of the siting and quantity of development. This will be determined on a case by case basis.

						le homes, retail, community, open space and leisure
carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off- site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Any high energy use buildings within the development should consider establishing or connecting to an existing CHP network. The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non- residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

	provide land for allotments?	plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amountof waste produced percapita; increasepercentage ofrecycled/compostedwaste. Source: SurreyWaste Plan 2008, WokingInfrastructure DeliveryPlan 2011.Trends: increase inrecycling and composting;decrease in waste goingto landfill.	-	0	0	The Council has effective measures, policies and guidance is place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and mprove water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., depending on the sitin of the proposed development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>A watercourse runs through/parallel to the site and there is the potential for water contamination during and post construction. Suitable mitigation measures will need to be implemented to prevent water resource pollution before construction commences.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>

## SITE/0099/MYSH, SHLAACAN026: Land within Sheerwater Priority Place, Albert Drive, Woking, GU21 5RE 33 hectare site for residential including Affordable Housing and a significant proportion of family affordable homes, retail, community, open space and leisure and recreational facilities

to travel, encourage acte, sustainable transport options and make the best uce the need to travel, particularly by ear/aan/orry?       There is also the opportunity to develop various recreation, travel and distance traveled, increase use of non-car modes, increase earces to work by apport improved provision for cycling?       There is also the opportunity to develop various recreation, travel and distance traveled, increase use of non-car modes, increase earces to work by apport improved provision for walking?       There is also the opportunity to develop various recreation, travel and distance traveled, increase use of non-car modes, increase earces to work by apport improved provision of a safe transport?         • support improved access to public transport?       • support improved access to travel, increase end improve public transport on straints?       There is also the opportunity of develop various recreation, non-car modes, increase earces to work by approaces, new cycle routes and improve public transport?         • support improved provision of a safe transport public transport on straints?       Support improved provision of a safe transport public transport, solution of the facilities accoss the area. This support improve proximity to key services such as schools, food shops, public transport health centres etc.?       There is also the area. This improve transmit to reduce the need to travel improved facilities and better distribution of the facilities accoss the Borough since travel of 27% increase across the Borough since in cycling infrastructure resulting in 5% increase across the Borough since across the Borough since acrourage ployle to the site / polic.       + <th>and recreatio</th> <th></th> <th>1</th> <th></th> <th>I</th> <th></th> <th></th>	and recreatio		1		I		
to travel, encourage ande, sustainable transport options and make the best uce the need to travel, particularly car/van/ony?       by car, decrease need to travel and distance traveled, increase use of non-car modes; increase and improved sustaing transport?       There is also the opportunity to develop various recreation, travel and distance traveled, increase use of non-car modes; increase and improve support improved provision for valing?         • support improved provision for valing?       • support improved provision for valing?         • support improved provision for safe transport?       • support improved access to public transport?         • support improved access to provink?       • support improved provision for a safe transport public transport constraints?         • lead to development within a main two, district to local centre?       There is also the development with a facilities support the provision of a safe transport public transport, public transport constraints?         • lead to development within the existing public transport, health centres etc.?       The development with lead to travel. However, overall the development with lead to travel. However, overall the development with lead to travel. However, overall the development stable (26% in 2011 vs. 2.7% in 2001), increase in proper traveling in 2% increase access the Borough since head to development to reduce the need to travel improved walking and cycling routes intra and through the development.         6.       Economic Option of health centres etc.?       Face since and production of head to travel improved walking and cycling routes intrash of travel. However, overall the development within 30 minutes public transport transport inte of key services. </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>contaminated</td>							contaminated
ade, sustinable       -       -       reduce the need to travel, particularly by transport ophona       reduce the need to travel, particularly by transport ophona       reduce the need to travel. Increase use of travel and distance traveled increase use of existing transport ophona       health, community and retail facilities within the site area to reduce the need to travel.         subport improved provision for valking?       subport improved provision for valking?       subport improved provision for valking?       health, community and retail facilities within the site area to reduce the need to travel.         and distance transport ophona       support improved provision for valking?       support improved provision for valking?       health, community and retail facilities within the site area to reduce the need to travel.         and distance transport ophona       support improved provision for valking?       support improved proved provision for valking?       health, community and retail facilities within the site area to reduce the need to travel.         and distance transport ophona       support improved proved provision for valking?       health, community and retail facilities within the site area to reduce the need to travel.         and distance transport ophona       support improved proved provision for valking?       health, community and retail facilities within the site area to reduce the need to travel.         and distance transport ophona       support improved provision of a safe transport proved facilities and beta distance travel.       health, community and retail facilities accords the advelophonet will lead	15. Reduce the need			+	+	+	
16. Maintain high and stable levels of employment and productivity, and encourage highWould the development of the site / policy option:Targets: increase employment provision and job opportunities; increase access to and++Development of non-residential uses within the site would create employment/jobs that would be accessible to local people. Short term employment/jobs will be created during the construction period of the scheme and local labour agreements will be established.	to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	sponsive	and comp	etitive ec	<ul> <li>health, community and retail facilities within the site area to reduce the need to travel.</li> <li>High quality open spaces, new cycle routes and improved access to paths would all contribute towards reducing the need to travel. Improvements would be needed to the existing public transport to encourage more residents to travel by bus into the Borough's other main centres.</li> <li>The relocation of the Athletics Track will increase the need to travel. However, overall the development will lead to improved facilities and better distribution of the facilities across the area. This will outweigh the negative impacts of relocating the athletics track.</li> <li>Optimising/mitigating measures:</li> <li>Mixed use development to reduce the need to travel Improved walking and cycling routes into and through the development</li> <li>Better distribution of the public transport system to encourage people to use the bus</li> <li>Relocate the athletics track in an accessible location, close to public transport networks.</li> </ul>
stable levels of employment and productivity, and encourage highoption: employment in the Borough?employment provision and job opportunities; increase access to and participation in education.create employment/jobs that would be accessible to local people. Short term employment/jobs will be created during the construction period of the scheme and local labour agreements will be established.	16 Maintain high and						
employment and productivity, and encourage high• encourage diversity and quality of employment in the Borough?job opportunities; increase access to and participation in education.people. Short term employment/jobs will be created during the construction period of the scheme and local labour agreements will be established.				+	+	+	
productivity, and encourage highemployment in the Borough?access to and participation in education.the construction period of the scheme and local labour agreements will be established.							
encourage high  • encourage provision of jobs accessible participation in education. agreements will be established.	employment and						
encourage high  • encourage provision of jobs accessible participation in education. agreements will be established.	productivity, and	employment in the Borough?	access to and				the construction period of the scheme and local labour
	quality, low impact	to local residents?	Source: NPPF and				

33 hectare site for and recreation		ng and a significant prop				ble homes, retail, community, open space and leisure
development and education for all	<ul> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				A mixed use development would enable people to work near their homes. Improving public transport and access should enable local people to easily travel to the Borough's major centres for work. Development must comply with BREEAM standards.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey	+	+	+	Development would support the vibrancy of the Neighbourhood Centre through an increase in footfall and better connectivity. Any non-residential buildings will need to meet the needs of modern business and be flexible to accommodate the needs of future users.

	(but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually						
	falling (except in Horsell).						
Summary of Social	Overall Conclusions Significant contribution towards housing requirement;						
Impacts & Issues	Improvements to health facilities; Improvements in access to open space and employment opportunities; Loss of Athletics Track; Reduce crime and the fear of crime; Positive impact on health and wellbeing.						
Summary of	Efficient use of brownfield land;						
Environmental	Possibility to enhance green infrastructure;						
Impacts & Issues	Possible noise and light pollution; Neighbourhood Centre location promotes use of sustainable modes of travel.						
Summary of Economic Impacts & Issues	Enhancement to the Neighbourhood Centre; Employment opportunities.						
<ul> <li>Provide a mix</li> </ul>	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)						
	le homes to be family affordable homes (2+ bedrooms) in line with Policy CS5 and giving priority to intermediate rent and shared ownership tenures should support the delivery of sheltered accommodation as well as promote Lifetime Homes requirements across all housing types in line with Policy CS13						
<ul><li>Further inves</li><li>Locate development</li></ul>	tigation into the existing drainage situation of the site should be carried out opment only on land within Flood Zone 1 scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance						
Providing em	ployment and training opportunities for local residents ge of local community services and facilities						
<ul> <li>Tackle social</li> </ul>	exclusion through improved community facilities of the Athletics Track						
	o facilities for Sheerwater FC						
•	leisure centre						
<ul> <li>Provision of a</li> </ul>	ccessible and high quality open space						

## SITE/0099/MYSH, SHLAACAN026: Land within Sheerwater Priority Place , Albert Drive, Woking, GU21 5RE

## 33 hectare site for residential including Affordable Housing and a significant proportion of family affordable homes, retail, community, open space and leisure and recreational facilities

- · Improved connectivity to open space and existing foot and cycle networks including to the Basingstoke Canal tow path
- Remove or bury the overhead power lines
- Design out crime and the fear of crime
- Providing employment and training opportunities for local residents
- Tackle social exclusion through improved community facilities
- Improve the overall quality of public spaces
- Provide higher density mixed use development
- Encourage the re-use of existing buildings were possible
- Contamination remediation where required.
- Opportunities to optimise use of sustainable transport
- Mitigation measures for sources of light and noise pollution
- All housing allocations are required to make a contribution to avoid harm to the SPA.
- Development must ensure that there is no negative impact on the Basingstoke Canal SSSI and that any opportunities to improve the quality of the SSSI.
- Any protected species currently on the site should be protected. Early advice from Natural England should be sought and best practice guidance and methods should be applied to the protection of any habitats or species.
- Mitigation measures to minimise light pollution, noise pollution
- Enhance green infrastructure
- Protect and enhance, were possible, the Basingstoke Canal SSSI
- Detailed surveys and studies to establish, and mitigation measures to protect, existing habitats
- Screening of the development from the Basingstoke Canal Conservation Area
- Improving green infrastructure assets and creating new ones
- Undertake feasibility study for connection to CHP network
- Mixed use development to reduce the need to travel
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Mitigation measures to ensure watercourse does not become contaminated

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	vibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies</i> <i>CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking</i> <i>Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller</i> <i>Accommodation Assessment</i> 2012	+	+	+	Development will contribute towards meeting overall housing requirement, including affordable housing. It will deliver a mix of housing types to meet local need.
		Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.				
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source:</i> <i>Woking Service and Performance</i> <i>Plan 2013-14</i>	+	+	+	Development will have positive impacts on health and wellbeing by providing descent homes.
		Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than				

		national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	-	-	-	Land provides the necessary buffer between the canal and built area of Sheerwater. Its development would have potential adverse implications for flooding.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	Development will have neutral impacts on this objective. However, careful design of the scheme will reduce the fear of crime.
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation,</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased	+	+	+	Site is within reasonable walking and cycling distance from the Sheerwater Local Centre There is scope to reduce the need to travel by the car.

	health, community services, cultural assets, historic environment?	by public transport over last three years.				
	<ul> <li>help support existing community facilities?</li> </ul>					
	<ul> <li>help support the provision of religious cultural uses?</li> </ul>					
	Environmental object	tives: protecting and enhancir	g our nat	ural, built	and histo	pric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy</i> <i>CS10.</i> Economic development to be directed to urban centres and employment areas. <i>Source:</i> <i>Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10.	0	0	0	The proposal will have a neutral effect on this objective.
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	The proposal will have neutral effect on this objective.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The development of the site will help remediate any historica contamination of the site.
9. Conserve and enhance biodiversity	Would the development of the site / policy option: • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).	-	-	-	The proposal will lead to the loss of the buffer between the canal and the build development. Policy CS17 of the Core Strategy seek to protect river corridors by creating undeveloped buffer zones, which will serve as green

	connectivity, of habitats?					infrastructure as well as habitat of biodiversity value. The
	<ul> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement</li> </ul>	Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				proposal will undermine this objective.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>and/or creation of biodiversity?</li> <li>Would the development of the site / policy option: <ul> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> </ul> </li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	Proposal will have a neutral impact on this objective.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 &	+	+	+	Site is within reasonable walking and cycling distance to th Sheerwater Local Centre. There is scope for reducing the need to travel by car.

SITE: Open land at Bla	ackmore Crescent, Sheerwater (SHLAA N/	A)				
	<ul> <li>CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy</i> <i>CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy</i> <i>Policy CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).		+	+	Planning policy requirements will allow for the development to have positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The Climate Change SPD encourages developers to use locally sourced material to minimise impact of development on use of resources. Any short term adverse impacts can be mitigated in the medium to long term.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household that vis generated from new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However, through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption	-	-	-	The proposal will lead to the loss of a buffer that protects the canal with potential adverse implications.
15. Reduce the need	Would the development of the site / policy	of water remains high. Targets: decrease travel by	+	+	+	Site is in reasonable walking and cycling distance to the

to travel, encourage	option:	car; decrease need to travel				Sheerwater Local Centre. There is scope to reduce the need
afe, sustainable	<ul> <li>reduce the need to travel, particularly by</li> </ul>	and distance travelled;				to travel by car.
ransport options and	car/van/lorry?	increase use of non-car				
	<ul> <li>reduce the need for car ownership?</li> </ul>	modes; increase level of				
nake the best use of	<ul> <li>support improved provision for cycling?</li> </ul>	satisfaction with ease of				
existing transport	<ul> <li>support improved provision for walking?</li> </ul>	access to work by any mode;				
nfrastructure	<ul> <li>affect public rights of way?</li> </ul>	maintain bus patronage and				
	<ul> <li>support improved access to public transport?</li> </ul>	improve punctuality of				
	<ul> <li>support improved access to public transport</li> <li>support the provision of a safe transport</li> </ul>	services. Source: Surrey				
	network?	Transport Plan 2011 & Core				
	<ul> <li>be accommodated within the existing public</li> </ul>	Strategy Policy CS18.				
	transport constraints?	<b>—</b> • • • • •				
	<ul> <li>lead to development within a main town,</li> </ul>	Trends: proportion of people				
	district or local centre?	travelling to work by car				
	<ul> <li>improve proximity to key services such as</li> </ul>	remains static (57.79% in				
	schools, food shops, public transport, health	2011 vs. 58.9% in 2001) and by bicycle remains static				
	centres etc.?	(2.66% in 2011 vs. 2.7% in				
		2001); increase in cycling				
		infrastructure resulting in 53%				
		increase in cycle journeys to				
		town centre, and 27%				
		increase across the Borough				
		since May 2010; increase in				
		rail passengers; increase in				
		proportion of new residential				
		development within 30				
		minutes public transport time				
		of key services.		L .		
		ojectives: building a strong, re			î	
16. Maintain high and	Would the development of the site / policy	Targets: increase	0	0	0	Proposal will have neutral effect on this objective.
stable levels of	option:	employment provision and				
employment and	<ul> <li>encourage diversity and quality of employment in the Bergurah 2</li> </ul>	job opportunities; increase access to and participation in				
productivity, and	employment in the Borough?	education. Source: NPPF and				
encourage high	<ul> <li>encourage provision of jobs accessible to</li> </ul>	Woking Economic Development				
quality, low impact	local residents?	Strategy (2012)				
development and	<ul> <li>enable local people to work near their homes?</li> </ul>					
education for all		Trends: gradually increasing				
	<ul> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> </ul>	economically active				
	<ul> <li>support the implementation of BREEAM?</li> <li>support a better match between education</li> </ul>	population (51,800 in 2012/13				
	and local employment opportunities?	from 51,000 in 2011/12);				
		steady supply of jobs;				
	<ul> <li>improve access to and participation in education?</li> </ul>	decreasing number of				
		unemployment benefit				
				1		
		claimants; increase in				
		number of apprentices;				
		number of apprentices; numbers of unemployed				
		number of apprentices; numbers of unemployed economically active people –				
		number of apprentices; numbers of unemployed				

SITE: Open land at BI	ackmore Crescent, Sheerwater (SHLAA N/	A)				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source:</i> <i>Economic Development Strategy</i> 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rates in other urban centres gradually falling (except in Horsell).	0	0	0	Proposal will have neutral effect on this objective.
		Overall Concl				
Summary of Social Impacts & Issues	The site could provide housing and associat		e housing	, which is	needed i	n the area.
Summary of Environmental Impacts & Issues	Potential loss of buffer between canal and built up area. Potential for flood risk.					
Summary of Economic Impacts & Issues	A residential site increases the supply of lan	d for housing and plays a role	in suppo	rting the lo	ocal econ	omy.
<ul><li>Summary of optimising,</li><li>Effective integ</li></ul>	/mitigating measures: Iration of green infrastructure.					

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 55 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha sir area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line wi Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre

3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones</li> </ul>	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear,
	3a and 3b? • resolve an existing drainage problem?					<ul> <li>general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any

exclusion	<ul> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour				<ul> <li>Whilst the housing element of the development will overal have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices and retail). This will create additional jobs some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and crime. Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within: • Woking Town Centre • High Accessibility Zone • 11-15 minute walk to a primary school • 21-25 minute walk to a secondary school • 6-10 minute walk to a GP • 0-10 minutes walk of Woking Railway Station The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.

						potentially additional employment (offices and retail floorspace. The development would help to support existing services and facilities in the community.
6. Make the best use of previously developed land and existing buildings	Environmental objec Would the development of the site / policy option: • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land?	tives: protecting and enhancin Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and	<u>g our nat</u> +	ural, built a	and histo +	ric environment Comments: Site is an existing brownfield site. With the development of the proposed Victoria Square scheme, the site will be considered to be within a transition area between the proposed high density Victoria Square Development and the edge of Town Centre buildings along Goldsworth Road. There is therefore an opportunity to intensify the use of the site to reflect this transition in building heights. Optimising/mitigating measures:
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an ison of the Borough	0	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil	Would the development of the site / policy option: • avoid development on Agricultural Land	an issue in the Borough. Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.	0	0	0	Impacts are predicted to be neutral. Optimising/mitigating measures:

quality	<ul> <li>classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Source: NPPF. Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: Mitigation against harm to the SPA is not usually sought for commercial development All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood	0	0	0	Comments: Development of this site will not have adverse impacts on natural or heritage assets. Optimising/mitigating measures: Design of development to have regard to this prominent corner position and vibrancy at ground floor level. Design should also have regard to the overall townscape in terms of building heights.

		Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>

						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22.	0	0	0	<ul> <li>Planning policy requirements should ensure the developmen is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> </ul>

0.3 hectare site for	<ul> <li>mixed use development to comprise of</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	f retail, office and residen Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	itial inc	luding A	ffordab	le Housing Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Comments: Site lies within Town Centre and promotes sustainable forms of travel. The site is well served by public transport, with several frequent bus services and Woking Railway Station within a short walking distance. It is adjacent to the Woking Town Centre Primary Shopping Area and is within the Woking Town Centre High Accessibility Zone. Development will reduce the need to travel. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
	Economic ol	pjectives: building a strong, res	ponsive	and comp	etitive ed	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high	<ul><li>Would the development of the site / policy option:</li><li>encourage diversity and quality of employment in the Borough?</li></ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education.	+	+	+	Site is an existing mix of uses: ground floor retail units with a mix of residential and commercial uses at first and second floor level. Development would seek an intensification of this mix of uses, supporting the local economy and vibrancy of

	HLAACAN028: 1-7 Victoria Way and 1- mixed use development to comprise of				ffordabl	le Housing
quality, low impact development and education for all	<ul> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				the Town Centre.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey	+	+	+	Site is an existing mix of uses: ground floor retail units with a mix of residential and commercial uses at first and second floor level. Development would seek an intensification of this mix of uses, supporting the local economy and vibrancy of the Town Centre.

	HLAACAN028: 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ						
0.3 hectare site for	mixed use development to comprise of retail, office and residential including Affordable Housing						
	(but performing well regionally/nationally); decrease in B1, B2 and						
	B8 floorspace (2013); high vacancy rates for						
	commercial and industrial floorspace (20.3% in 2013); retail vacancy rate						
	in Town Centre continues to increase. Retail						
	vacancy rates in other urban centres gradually						
	falling (except in Horsell). Overall Conclusions						
Summary of Social Impacts & Issues	Positive contribution towards housing requirement;						
Summary of	Positive impact on health and wellbeing. Efficient use of brownfield land;						
Environmental	Town Centre location promotes use of sustainable modes of travel;						
Impacts & Issues	Site lies within district heating connection zone, promoting use of renewable energy infrastructure.						
Summary of	Commercial and retail development of the site would encourage provision of jobs accessible to local residents;						
Economic Impacts &	Commercial and retail development of the site would provide for the needs of business in urban areas;						
Issues	Development would support and enhance the economy of the Town Centre.						
Summary of optimising	/mitigating measures: using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise						
	of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)						
	sessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)						
	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance						
-	ng to make contribution towards mitigation of the SPA						
	also have regard to the overall townscape in terms of building heights						
	sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use						
	elopment to have regard to this prominent corner position and vibrancy at ground floor level						
	asibility study for connection to CHP network						
<ul> <li>Design of the</li> </ul>	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features						
	elopment to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,						
	ntation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change						
	elopment should facilitate the reduction of waste and the recycling and composting of the waste produced						
Design of the	development would have to provide suitable wastewater and sewerage infrastructure						

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	porting strong, vibrant and healthy communitie					
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development will make a significant contribution to meeting overall housing requirement, including affordable housing. The anticipated yield in dwellings is tbc (SHLAA, 2017) however anticipate this would be less than 292 dwellings.</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, potentially under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre

3.45 nectare site to	r mixed use development to comprise open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life				
		expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103).</li> <li>All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).</li> <li>Optimising/mitigating measures: <ul> <li>Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1</li> <li>Design of the development would have to take into</li> </ul> </li> </ul>
4. Reduce poverty, crime and social exclusion	Would the development of the site / policy option: • address issues of deprivation? • help improve social inclusion?	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any issues at this location. Whilst the housing element of the development will overall

9.43 hectare site fo	r mixed use development to comprise		ttordab	e Hous	ing, off	
	<ul> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul> <li>have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices and retail). This will create additional jobs some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within:         • Woking Town Centre         • High Accessibility Zone (parking)         • 0-10 minutes to nearest railway station         • 6-10 minutes walk to a primary school         • 16-20 minutes walk to a secondary school         • 0-5 minutes walk to a GP         The site is within Woking Town Centre and within reasonab walking distance to key services and facilities. It is over the railway station and adjacent to a bus stop making it accessible to sustainable modes of travel. The needs to travel to access services and facilities will be reduced.         The development would help to support existing services ar facilities in the community.

Environmental abientia	es: protecting and enhancing our natural, buil	t and historia any ironmast				
<b>_</b>			1	-1	-	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing brownfield site and redevelopment will ensure high density development comprising a mixture of uses. Whilst the development would go over the station, on balance it is considered that the site is predominantly previously developed land.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	-	-	The development will be above the railway station and will exposed to significant amount of noise that might be difficul to mitigate.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of	+	+	+	An opportunity to remediate any existing contamination on the site.

		sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid land take of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designation. Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood	-	-	-	The site is in close proximity to a Conservation Area and statutory and locally listed buildings. Development should be sensitive to their setting.

SITE/0086/GLDE S	HI AACAN031: Land over Woking Rail	way Station Station Ann	roach V	Vokina (	GU22 7	ΔΕ
	HLAACAN031: Land over Woking Raily r mixed use development to comprise					
		recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>

						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22.	0	0	0	produced         Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.         The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).

	<ul> <li>mixed use development to comprise through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, within the town centre, with good bus, rail, cycle and walking infrastructure. It would therefore promote sustainable forms of travel.
Economic objectives: b	uilding a strong, responsive and competitive e					
16. Maintain high and stable levels of employment and productivity, and encourage high	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education.	+	+	+	Site is a mixed use site that will secure a significant amount of jobs.

	HLAACAN031: Land over Woking Rail					
	<ul> <li>r mixed use development to comprise to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>					
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey	+	+	+	Mixed-use development would bring forward commercial development, including retail.

	(but performing well							
	regionally/nationally);							
	decrease in B1, B2 and							
	B8 floorspace (2013); high							
	vacancy rates for							
	commercial and industrial							
	floorspace (20.3% in							
	2013); retail vacancy rate							
	in Town Centre continues							
	to increase. Retail							
	vacancy rates in other							
	urban centres gradually							
<b>Overall Conclusions</b>	falling (except in Horsell).							
Summary of Social	Significant positive contribution towards housing requirement;							
Impacts & Issues	Significant positive impact on health and wellbeing;							
	Good access to range of services and facilities							
Summary of	Efficient use of brownfield land;							
Environmental	Town Centre location promotes use of sustainable modes of travel;							
Impacts & Issues	Site lies within district heating connection zone, promoting use of renewable energy infrastructure.							
Summary of	Significant commercial development of the site would encourage provision of jobs accessible to local residents;							
Economic Impacts & Issues	Significant commercial development of the site would provide for the needs of business in urban areas; Development would support and enhance the economy of the Town Centre.							
	g/mitigating measures:							
	ousing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise							
	de high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs							
	x of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)							
	ssessment as site area is 1 hectare or more in Flood Zone 1							
	e scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance							
	for development to relocate community infrastructure to alternative location							
	sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use							
	easibility study for connection to CHP network							
	to maximise commercial development on the site							
	commercial floorspace will need to be justified							
	e development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features							
<ul> <li>Design of dev</li> </ul>	velopment to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,							
	entation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change							
Design of dev	evelopment should facilitate the reduction of waste and the recycling and composting of the waste produced e development would have to provide suitable wastewater and sewerage infrastructure							

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and			
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 43 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

vivo neorare site iu	r residential use, including Affordable open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers t work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear general maintenance), followed by source control measures:</li> <li>A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overal neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and fou water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	0	0	0	Indices of Deprivation (IMD, 2010) does not identify a

	r residential use, including Affordable					
crime and social exclusion	<ul> <li>option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour				<ul> <li>issues at this location.</li> <li>Development will have neutral impacts on this objective However, careful design of the scheme could reduce the fea of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	0	0	0	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility Zone</li> <li>6-10 minute walk to a primary school</li> <li>21-25 minute walk to a secondary school</li> <li>6-10 minute walk to a GP</li> <li>10-20 minutes walk of Woking Railway Station</li> </ul> The site is within Woking Town Centre and within reasonabl walking distance to the railway station and key services an facilities. The need to travel to access services and facilitie will be reduced.

0.03 hectare site for	r residential use, including Affordable	Housing				facilities in the community.
						Development would result in the loss of a public house. This has been vacant for sometime. Taking this negative impact into consideration, reduces the development's impact in terms of this objective from positive to a neutral impact.
	Environmental objec	tives: protecting and enhancin	g our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core 	+	+	+	Comments: Site is an existing brownfield site. Opportunity to make more efficient use of this site. Opportunity for regenerative effect. Optimising/mitigating measures:
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Town Centre location of this site promotes sustainable modes of transport: excellent access to rail services and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts Optimising/mitigation measures:
8. Reduce land contamination and safeguard	Would the development of the site / policy option: • avoid development on Agricultural Land	Targets: reduce land contamination and avoid development on Grade 1,	0	0	0	Impacts are predicted to be neutral. Optimising/mitigating measures:

	HLAACAN033: Former Goldsworth Arr r residential use, including Affordable		, Woking	g, GU21	6LQ	
agricultural soil quality	<ul> <li>classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	2 or 3a agricultural land. Source: NPPF. Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in	0	0	0	Comments: Development of this site will not have adverse impacts on natural or heritage assets. Opportunity for regenerative effect in street-scene terms. Subject to suitable design, no adverse impact on adjacent statutory listed building. Optimising/mitigating measures: Design of development to have regard to this corner site. Design to consider impact on setting of adjacent locally listed building.

0.03 hectare site for	r residential use, including Affordable	quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development

	HLAACAN033: Former Goldsworth Arr		, Woking	g, GU21 (	6LQ	
0.03 hectare site fo and local products	<ul> <li>r residential use, including Affordable</li> <li>the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Housing         access to allotment within         800m of home. Source:         Core Strategy Policy         CS17.         Trends: increase in use         and demand of allotment         plots; increase in         sustainably constructed         dwellings (Code Level 4         incorporates use of locally         produced minerals and         aggregates).				on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amountof waste produced percapita; increasepercentage ofrecycled/compostedwaste. Source: SurreyWaste Plan 2008, WokingInfrastructure DeliveryPlan 2011.Trends: increase inrecycling and composting;decrease in waste goingto landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least'good' status in all waterbodies by 2015. Source:Water FrameworkDirective.Decrease consumption ofwater to105litres/person/day inhomes. Source: CoreStrategy Policy CS22.Trends: river quality in theBorough remainspoor/moderate;consumption of waterremains high.	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage	Would the development of the site / policy option:	Targets: decrease travel by car; decrease need to	+	+	+	Comments:

	HLAACAN033: Former Goldsworth Arr		, Woking	g, GU21	6LQ	
0.03 hectare site for safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>residential use, including Affordable</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Housing travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				Site lies within Town Centre and promotes sustainable forms of travel. Adjacent to an existing cycle route and is served by a regular bus service. Close proximity to services and facilities. It will reduce the need to travel. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
	Economic o	services.	cnoncivo	and comp		2000mV
16. Maintain high and stable levels of employment and productivity, and	Would the development of the site / policy option: • encourage diversity and quality of employment in the Borough?	bjectives: building a strong, re Targets: increase employment provision and job opportunities; increase access to and	0 0	0	0	Comments: Loss of public house related employment would be mitigated by ground floor retail provision.
encourage high quality, low impact development and education for all	<ul> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> </ul>	participation in education. Source: NPPF and Woking Economic Development Strategy (2012)				Optimising/mitigating measures:
	<ul> <li>support the implementation of BREEAM?</li> </ul>	Trends: gradually increasing economically				

	<ul> <li>r residential use, including Affordable</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i> <i>Development Strategy</i> <i>2012</i> Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in	0	0	0	Comments: Loss of public house related employment would be mitigated by ground floor retail provision. Redevelopment would support vibrancy of the Town Centre. Optimising/mitigating measures:

	r residential use, including Affordable Housing 2013); retail vacancy rate						
	in Town Centre continues						
	to increase. Retail						
	vacancy rates in other						
	urban centres gradually       falling (except in Horsell).						
	Overall Conclusions						
Summary of Social	Positive contribution towards housing requirement;						
mpacts & Issues	Positive impact on health and wellbeing.						
Summary of	Efficient use of brownfield land;						
Environmental	Town Centre location promotes use of sustainable modes of travel;						
mpacts & Issues	Site lies within district heating connection zone, promoting use of renewable energy infrastructure.						
Summary of							
Economic Impacts &							
ssues							
	g/mitigating measures:						
	busing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise						
	c of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)						
	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features						
	velopment to achieve Code for Sustainable Homes Level 4 and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and						
	mpacts of climate change						
	velopment should facilitate the reduction of waste and the recycling and composting of the waste produced						
5	development would have to provide suitable wastewater and sewerage infrastructure						
	ssessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)						
	llocations are required to make a contribution to avoid harm to the SPA (Policy CS8)						
-	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance						
	velopment to have regard to this corner site						
	nsider impact on setting of adjacent locally listed building						
Transport As	sessment required to determine impact of development on transport network; and opportunities to optimize use of sustainable transport						

Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	healthy o	communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 78 dwellings (SHLAA, 2014).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing by providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	se development to comprise of reside open space for informal and/or formal					
	recreation?	Trends: 86.3% of people				
		describe their health as				
		good, higher than South				
		East and national average				
		(upward trend). Life				
		expectancy is increasing.				
		Death rates from heart				
		disease slightly lower than				
		national and regional				
		levels, but from cancer				
		and stroke slightly higher				
		than national and regional levels. Death rates from				
		heart disease and stroke				
		decreasing, and from				
		cancer static. Participation				
		in both health and				
		exercise activities has				
		significantly increased in				
		recent years.				
Reduce	Would the development of the site / policy	Trends: No development	0	0	0	Site located within Flood Zone 1, where developmen
nerability to	option:	has been/is permitted in				recommended to take place and will therefore have a neu
ding and harm	<ul> <li>result in development within an area at</li> </ul>	the floodplain against the				impact in terms of this objective.
n flooding on	risk of flooding (e.g. flood zone 3a and	advice of the Environment				
olic well-being, the	3b or areas of known pluvial flooding)?	Agency.				Available information suggests pluvial flooding in the loca
phomy and the	<ul> <li>reduce flood risk to the development</li> </ul>					Core Strategy Policy CS9 (para. 5.50) requires developer
vironment	and to adjacent development?					work towards replicating greenfield run-off situations (
	<ul> <li>avoid an adverse impact on flood zones</li> </ul>					through minimising paved areas, keeping drains cl
	3a and 3b?					general maintenance), followed by source control measu
	<ul> <li>resolve an existing drainage problem?</li> </ul>					A Flood Risk Assessment will be required for developm
						proposals within or adjacent to areas at risk of surface w
						flooding. Taking into account these measures, an over neutral score.
						Optimising/mitigating measures:
						<ul> <li>Design of the development would have to take in</li> </ul>
						account SuDS and provide suitable surface and
						water drainage
						<ul> <li>Flood Risk Assessment (subject to the findings of</li> </ul>
						the forthcoming Preliminary Surface Water
					1	Management Plan)

	HLAACAN022: The Coign Church, 1-5 use development to comprise of reside					
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Whilst there may be a limited expansion of the existing community use, overall the development would have limited affect upon this objective, therefore neutral score.</li> <li>However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>0-10 minutes walk of Woking Railway Station</li> <li>6-10 minute walk to a primary school</li> <li>16-20 minute walk to a secondary school</li> <li>6-10 minute walk to a GP</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced. Development would provide a larger church facility, it would

	HLAACAN022: The Coign Church, 1-5					
	use development to comprise of reside					
	Environmental object	tives: protecting and enhancin	a our nat	ural built:	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core 	+	+	+	Comments: Site is an existing brownfield site. Opportunity to make significantly more efficient use of this site. Site lies in High Density Residential Area. Optimising/mitigating measures:
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Town Centre location of this site promotes sustainable modes of transport: excellent access to rail services and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures:
8. Reduce land contamination and safeguard agricultural soil	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.	0	0	0	Impacts are predicted to be neutral. Optimising/mitigating measures:

quality	• support the remediation of contaminated land?	Source: NPPF.				
	<ul> <li>reduce the risk of creating further contamination?</li> </ul>	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	-	0	0	Mainly previously developed site with garden and mature trees to the front. There are no ecological designations. Optimising/mitigating measures: A tree survey should be undertaken to assess the value of them. Design should seek to retain existing trees where possible. An ecological assessment may be required. All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood	-	-	-	Site is adjacent to locally listed buildings. Subject to suitable design, adverse impact should be mitigated. Optimising/mitigating measures: Design of development to have regard to this prominent corner site. Design to consider impact on setting of adjacent locally listed building. Design should also have regard to overall townscape in terms of building heights.

	HLAACAN022: The Coign Church, 1-5 use development to comprise of reside	ntial including Affordable Cemetery. Updated appraisals of Conservation Areas required. Majority of residents				
		satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>

						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved</li> </ul>	to landfill. Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22.	0	0	0	producedPlanning policy requirements should ensure the developmentis water efficient by achieving Level 4 of the Code forSustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).

	se development to comprise of reside		nousii	ig and co		
	<ul><li>through remediation?</li><li>provide adequate wastewater and sewerage infrastructure?</li></ul>	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	remains high. Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Comments: Site lies within Town Centre and promotes sustainable form of travel. It is in close proximity to services and facilities. It will reduce the need to travel. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
	Economic of	ojectives: building a strong, re	enoneive	and comp	otitivo or	conomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	0			
stable levels of employment and productivity, and	<ul> <li>option:</li> <li>encourage diversity and quality of employment in the Borough?</li> </ul>	employment provision and job opportunities; increase access to and	U	U		No direct relevance

	HLAACAN022: The Coign Church, 1-5					
	<ul> <li>ise development to comprise of resider to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>					
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey	0	0	0	No direct relevance

	(but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).						
	Overall Conclusions						
Summary of Social mpacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing; Positive impact through provision of a larger church facility.						
Summary of Environmental mpacts & Issues	Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel; Site lies within district heating connection zone, promoting use of renewable energy infrastructure; Design should also have regard to overall townscape in terms of building heights.						
Summary of Economic Impacts & ssues							
Affordable ho	/mitigating measures: using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)						
<ul> <li>All housing al</li> </ul>	sessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan) location are required to make a contribution to avoid harm to SPA (Policy CS8) should be undertaken to assess the value of them. Design should seek to retain existing trees where possible.						
<ul><li>An ecological</li><li>Design of the</li></ul>	assessment may be required. scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance elopment to have regard to this prominent corner site;						
<ul> <li>Design to cor</li> <li>Transport Ass</li> <li>Undertake fea</li> <li>Design of the</li> <li>Design of dev</li> </ul>	sider impact on setting of adjacent locally listed building; sessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport; asibility study for connection to CHP network development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features relopment to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, intation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change						

SA Objective	r offices, warehousing and a new Ener Decision-making criteria	Indicators and targets	Short-	Mediu	Long	Comments
			term 0- 5yrs	m- term 5- 20yrs	-term 20+yr s	(justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and		communit	ies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	decreasing. Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	0	0	0	Development would to some extent encourage healthy lifestyles through location of work place in location close to services and facilities within the centre and accessible by bicycle and walking, however overall a neutral effect in terms of this objective.

	offices, warehousing and a new Ener open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding.</li> <li>Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures:</li> </ul>

	r offices, warehousing and a new Ener					<ul> <li>account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+	+	+	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>The development is a mixed use development to include additional employment floorspace (offices, warehousing) This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment,</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased	0	0	0	<ul> <li>The site is located within:</li> <li>Adjacent to the Town Centre</li> <li>0-10min distance to Woking town centre</li> <li>800-1200m access by foot to nearest centre</li> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> </ul>

	<ul> <li>HLAAGE010 (SHLAA 2014 Ref): Poole r offices, warehousing and a new Ener recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>					<ul> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>within 250m of public footpath</li> <li>within 250m of bus services and bus stops</li> </ul> The site is just outside of the Town Centre and is therefore slightly beyond suitable walking distance (0-800m) of key services and facilities therein. The need to travel to access services and facilities would not be reduced. The development would help to support existing services and facilities in the community. This is the Butts Road/Poole Road employment area where redevelopment for mixed office and residential use Is supported if it does not result in an overall loss of employment floorspace (Policy CS15). The allocation however proposes employment uses only. Development on the site would result in the loss of industrial employment use, but this would be compensated by a
	Environmental object	tives: protecting and enhancir	a our pat		and histo	greater provision of employment office floorspace. The negative impact of location (just) outside of the Town Centre is outweighed by the provision of significant additional employment floorspace. Overall a neutral impact.
6. Make the best use	Would the development of the site / policy	Targets: 70% of new	g our nai +			Comments:
of previously developed land and existing buildings	<ul> <li>option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the	т	T		Site is an existing brownfield site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required. Opportunity for the site could come forward for development as part of any future development of the adjacent Goldsworth Arms Public House.

		target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	0	0	The site adjoins the Town Centre boundary. Site will help promote sustainable modes of transport by staff travel plan and other measures: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. In the short term movement of vehicles to service the warehousing operations could cause noise pollution. Development will also be exposed to noise from the adjacent railway line. However, The beneficial impacts of development and the proposed mitigation measures will neutralise any potential negative impacts in the medium to long term. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport. Noise attenuation measures to address adjacent railway line and any other adjacent noise generators.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development has the potential to remediate potential historic contamination on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: Mitigation against harm to the SPA is not usually sought for commercial development

	<ul> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	or declining in quality. Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	The corner of the site located at the roundabout on Goldsworth Road forms part of the gateway into the Town Centre from the west of the Borough. Any development at this location should contribute towards enhancing the gateway as well as respect the scale of development located along Goldsworth Road. Optimising/mitigating measures: Comprehensive master planning of the estate to ensure no overall loss of employment land whilst maximising efficient use of this highly sustainable location. Design to have regard to adjacent building heights. Design to seek to enhance the gateway into the Town Centre from the west, by addressing the site corner to Goldsworth Road.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy	0	0	0	<ul> <li>The commercial development would be required to achieve the energy and water components of BREEAM 'very good'.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase</li> </ul>

	HLAAGE010 (SHLAA 2014 Ref): Poole r offices, warehousing and a new Ener		/oking,	GU21 6E	E	
and renewable sources – and adapt to its impacts	<ul> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network. The Climate Change SPD also identifies the potential for a new energy station to be situated within the eastern part of the site.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM and possible connection with a CHP network/development of a new CHP energy station.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>Undertake feasibility study for connection to CHP network/creation of new CHP energy station</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

		produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures:
		recycling and composting; decrease in waste going to landfill.				Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.	+	+	+	Comments: Site adjoins the Town Centre boundary and promotes sustainable forms of travel. The site is well located near to the railway station and has excellent accessibility to local services and shops. It will reduce the need to travel. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

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	<ul> <li>public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				
		services.				
		pjectives: building a strong, re	sponsive	and comp	etitive ec	onomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy</i> <i>(2012)</i> Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national	0	0	0	Comments: This is the Butts Road/Poole Road employment area where redevelopment for mixed office and residential use Is supported if it does not result in an overall loss of employment floorspace (Policy CS15). The site would provide economic development floorspace, including office (Policy CS15, para. 5.125). However, anticipate that this would be at cost of loss of some industrial floorspace. Overall neutral impact in terms of this objective. Optimising/mitigating measures:

		levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i> <i>Development Strategy</i> 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	0	0	0	Comments: This is the Butts Road/Poole Road employment area where redevelopment for mixed office and residential use Is supported if it does not result in an overall loss of employment floorspace (Policy CS15). The site would provide economic development floorspace, including office (Policy CS15, para. 5.125). However, anticipate that this would be at cost of loss of some industrial floorspace. Overall neutral impact in terms of this objective. Optimising/mitigating measures:
Summary of Social	Significant positive contribution towards hou					

Summary of	Efficient use of brownfield land and opportunity to remediate land;							
Environmental	Location adjoining Town Centre promotes use of sustainable modes of travel;							
Impacts & Issues	Site lies within district heating connection zone, promoting use of renewable energy infrastructure and providing opportunity for the development of a new Energ Station.							
Summary of	Commercial development of the site would significantly encourage provision of jobs accessible to local residents;							
Economic Impacts &	Commercial development of the site would significantly provide for the needs of business in urban areas;							
Issues	Development would support and enhance the economy of the Town Centre.							
Summary of optimising	/mitigating measures:							
<ul> <li>Flood Risk As</li> </ul>	sessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)							
<ul> <li>Design of the</li> </ul>	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance							
Remediation	of land, if required;							
	r the site could come forward for development as part of any future development of the adjacent Goldsworth Arms Public House;							
	essment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport;							
	tion measures to address adjacent railway line and any other adjacent noise generators;							
<ul> <li>Comprehensi</li> </ul>	ve master planning of the estate to ensure no overall loss of employment land whilst maximising efficient use of this highly sustainable location; e regard to adjacent building heights;							
<ul> <li>Design to see</li> </ul>	k to enhance the gateway into the Town Centre from the west, by addressing the site corner to Goldsworth Road;							
	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features							
	elopment to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the							
<ul> <li>Undertake fea</li> </ul>	isibility study for connection to CHP network/creation of new CHP energy station							
<ul> <li>Design of dev</li> </ul>	elopment should facilitate the reduction of waste and the recycling and composting of the waste produced							

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and			
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	0	0	0	Development would to some extent encourage healthy lifestyles through location of work place in location close to services and facilities within the centre and accessible by bicycle and walking, however overall a neutral effect in term of this objective.

0.12 hectare site fo	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the	Would the development of the site / policy option: • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?	in both health and exercise activities has significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
economy and the environment	<ul> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>				+	Indiana of Multiple Deprivation (IMD, 2010) does not identify
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of information of the support safe communities of the support safe communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> 14	+	+	+	<ul> <li>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> </ul>
	infrastructure to support communities?	Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people				<ul> <li>Optimising/mitigating measures:</li> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>

		claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility Zone (parking)</li> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>21-25-20 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced. The development would help to support existing services and facilities in the community and improve access to employment.
6. Make the best use	Environmental objec Would the development of the site / policy	tives: protecting and enhancin Targets: 70% of new		ural, built a	1	ric environment Site is an existing brownfield site and would support a higher
of previously developed land and existing buildings	<ul> <li>volue the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> </ul>	residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to	+	+	+	density office development.

0.12 hectare site for	HLAA n/a: Chertsey House, 61 Chertse or offices	<i>y</i> Road, <b>Honing</b> , 0021 J				
	<ul> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Site is close to services and facilities. It is in close proximity to sustainable modes of transport including Woking Railway Station and bus services. It also provides opportunities to walk to key services, jobs and shops and therefore reduces the likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Travel Plan exploring opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	It is predicted to have neutral impacts.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over	0	0	0	Previously developed site, no ecological designations.

	<ul> <li>habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets. Optimising/mitigating measures: Retain any valuable trees; Explore opportunities to improve green infrastructure provision.
11. Reduce the	Would the development of the site / policy	Targets: decrease in	0	0	0	The commercial development would be required to achieve
causes of climate change – particularly	<ul><li>option:</li><li>improve the energy efficiency of the</li></ul>	carbon emissions and increase energy from				the energy and water components of BREEAM 'very good'.
by increasing energy	building stock?	renewable sources.				The site offers good accessibility to most local facilities, and

	HLAA n/a: Chertsey House, 61 Chertse	ey Road, Woking, GU21 5	BN			
0.12 hectare site for efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>Undertake feasibility study for connection to CHP network</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

SITE/0047/GLDE, S 0.12 hectare site for	HLAA n/a: Chertsey House, 61 Chertse or offices	ey Road, Woking, GU21 5	BN			
		aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.	+	+	+	Site lies within Town Centre High Accessibility Zone – it is within walking distance of Woking railway station, and via cycle/pedestrian links. This promotes sustainable forms of travel. Optimising/mitigating measures: Conduct a Travel Plan exploring how development can support sustainable transport modes. Provision of suitable cycle parking facilities.

SITE/0047/GLDE, SI 0.12 hectare site fo	HLAA n/a: Chertsey House, 61 Chertse or offices	ey Road, Woking, GU21 5	BN			
	<ul> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
	Economic ol		cnoncivo	and comp	otitivo oo	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	bjectives: building a strong, re Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.	+	+	+	Development of this site would encourage provision of jobs in a highly accessible location for local residents.

SITE/0047/GLDE_SI	HI AA n/a: Chertsey House 61 Chertse	w Road Woking GU21 5	RN			
SITE/0047/GLDE, SH 0.12 hectare site for 17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	HLAA n/a: Chertsey House, 61 Chertse r offices Would the development of the site / policy option: lead to the loss of viable employment/jobs? deliver sufficient employment land? provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? increase the economic benefit derived from the historic environment? support start-up and local businesses? support the vibrancy of the town, district and local centres?	<b>EXAMPLE 1 EXAMPLE 1 EXAMP</b>	<u>э</u> м	+	+	Development of the site would lead to additional employment space, and provide for the needs of business in the Town Centre.
		urban centres gradually				
		falling (except in Horsell). Overall Concl	usions			
Summary of Social	Improved access to employment in a highly		actione			
Impacts & Issues						
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Opportunity to connect to existing district he Town Centre location promotes use of susta		ial Heat I	District Are	a;	

## SITE/0047/GLDE, SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN 0.12 hectare site for offices Would provide additional commercial floorspace to meet the needs of the economy and support the vibrancy of the Town Centre. Summary of Economic Impacts & Issues Summary of optimising/mitigating measures: Any increased risk of surface water flooding to be mitigated in the design of the development • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance ٠ Travel Plan exploring opportunities to optimise use of sustainable transport. • Retain any valuable trees. Explore opportunities to improve green infrastructure provision. ٠ Undertake feasibility study for connection to CHP network ٠ Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced. ٠ Conduct a Travel Plan exploring how development can support sustainable transport modes. ٠ Provision of suitable cycle parking facilities • Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features • Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the ٠ impacts of climate change

· Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	orting strong, vibrant and healthy communitie	S				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 11 dwellings (SHLAA, 2014).</li> <li>As a previously developed site of over between 11 and 14 homes (and assumed to be more than 1,000 square metres of gross floorspace), under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impacts on health and wellbeing by providing descent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	r residential including Affordable Hous open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within:         • Woking Town Centre         • High Accessibility Zone (parking)         • 0-10 minutes to nearest railway station         • 6-10 minutes walk to a primary school         • 16-20 minutes walk to a secondary school         • 6-10 minutes walk to a GP         The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The needs to travel to access services and facilities.
						will be reduced. The development would help to support existing services and facilities in the community.
Environmental objectiv	es: protecting and enhancing our natural, buil	t and historic environment		•		
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban	+	+	+	Site is an existing brownfield site and redevelopment will make best use of previously developed land.

	<ul> <li>residential including Affordable Hous</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	1	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunity to minimise the need to travel.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	There are no perceived contamination issues.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid land take of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in	0	0	0	Previously developed site, some trees on the boundary. No ecological designation All housing allocations are required to make a contribution to avoid harm to the SPA

	<ul> <li>residential including Affordable House</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				Site is within Woking Town Centre Conservation Area. Development may have an impact on the character of the conservation area. Optimising and mitigation measures: Development should be sensitive to its location and context. Development is likely to comprise of internal alterations.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable	0	0	0	The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes. The site offers good accessibility to most local facilities, and

	HLAAGE052 (SHLAA 2014 Ref): Barrat		Woking	g, GU21 5	<b>AB</b>	
<b>UU2 Nectare site to</b> production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>r residential including Affordable Hous gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off- site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes and possible connection to a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>Undertake feasibility study for connection to CHP network</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

		incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i>	+	+	+	The site lies within Town Centre. It is close to a range of services and facilities. Public transport is highly accessible, within the town centre, with good bus, rail, cycle and walking infrastructure. It would therefore promote sustainable forms of travel.

	<ul> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Strategy Policy CS18. Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				
- · · · ·		services.				
Economic objectives: t 16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>wulding a strong, responsive and competitive e</li> <li>Would the development of the site / policy option: <ul> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul> </li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy</i> <i>(2012)</i> Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better	0	0	0	Development will have neutral impacts on this objective.

	r residential including Affordable Hous	than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	0	0	0	Development will have neutral impacts on this objective.
Overall Conclusions Summary of Social Impacts & Issues	Significant positive contribution towards hou Significant positive impact on health and we Good access to range of services and facilit	Ilbeing;				

## SITE/0052/GLDE, SHLAAGE052 (SHLAA 2014 Ref): Barratt House, Chertsey Road, Woking, GU21 5AB 0.02 hectare site for residential including Affordable Housing Summary of Efficient use of brownfield land: Environmental Town Centre location promotes use of sustainable modes of travel: Impacts & Issues Site lies within district heating connection zone, promoting use of renewable energy infrastructure. Residential development in a highly sustainable location will help support sustainable communities. Summary of Economic Impacts & Issues Summary of optimising/mitigating measures: Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) ٠ Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance ٠ Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features . Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy ٠ and adapt to the impacts of climate change

- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Undertake feasibility study for connection to CHP network
- Opportunity to encourage sustainable modes of travel such as walking, cycling and public transport and a realistic alternative choice of travel

0.16 hectare site fo	HLAAMS021 (SHLAA 2014 Ref): Electr r residential including Affordable Hous	sing				
SA Objective	Decision-making criteria	Indicators and targets	Short- term 0-5yrs	Mediu m-term 5-20yrs	Long- term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
	porting strong, vibrant and healthy communities			-		
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. The residential yield is tbc (SHLAA, 2014) but anticipate approximately 12 dwellings.</li> <li>As a previously developed site of between 11 and 14 homes (and assumed to be more than 1,000 square metres of gross floorspace), under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people	+	+	+	Development would bring about positive impact on health and wellbeing via providing decent homes. Development would encourage healthy lifestyles where residential is close to services and facilities within the centre. The site is within walking distance of Walton Road Neighbourhood Centre and the health services therein. It is also adjacent to open space and recreation facilities (Boundary Road Common).

	HLAAMS021 (SHLAA 2014 Ref): Electr r residential including Affordable Hous		Road, Wo	king, GU2	21 5HS	
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	in both health and exercise activities has significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding.
						<ul> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and fou water drainage</li> <li>Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants.	0	0	0	Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation. Development will have neutral impacts on this objective.

	r residential including Affordable Hous crime levels?	Source: Woking Service &				However, careful design of the scheme could reduce the fea
	help reduce the fear of crime?	Performance Plan 2013-				of crime.
	ensure the timely provision of	14				
	infrastructure to support communities?					Optimising/mitigating measures:
		Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	0	0	0	<ul> <li>The site is located within:</li> <li>0-1333m access by foot to the Walton Road Neighbourhood Centre (within suitable walking distance)</li> <li>10-20mins walking distance to Woking railway station</li> <li>6-10 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>26-10 minutes walk to a GP</li> <li>within 250m of public footpath</li> <li>within 250m of bus services and bus stops</li> <li>0-10mins drive to Town Centre</li> </ul> The site is outside of the Neighbourhood Centre but is within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced.

	HLAAMS021 (SHLAA 2014 Ref): Electr r residential including Affordable Hous		Road, Wo	king, GU2	21 5HS	The development would help to support existing services and facilities in the community. It is however outside of a reasonable walking distance to a
						secondary school and improvements could be made to improve accessibility. However, the good general access to services and facilities is reflected in the overall neutral positive score.
Environmental objectiv	es: protecting and enhancing our natural, buil	t and historic environment	1	1	1	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the	+	+	+	Site is predominately a brownfield site and development of the site would support the use and remediation of previously development land. There are some parts of the site however that are green field land (areas of hard standing) Development will also support the remediation of contaminated land and reduce the risk of creating further contamination. The remediation of contaminated land and the use of pdl is shown by the positive score. Optimising/mitigating measures: Remediation of land
		target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective	0	0	0	Development means more vehicle movements and consequent emissions. This has the potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling. The site is however within walking distance of Walton Road Neighbourhood Centre and public transport and is reflected by the neutral score.
	<ul> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				

8. Reduce land	r residential including Affordable Hous Would the development of the site / policy	Targets: reduce land	+	+	+	Development of the site would support the remediation of
contamination and safeguard agricultural soil quality	<ul> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.			T	Contaminated land as well as reduce the risk of creating further contamination. Optimising/mitigating measures: Further investigation into land contamination, in consultation with Environmental Health and Environment Agency.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid land take of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	<ul> <li>The site is predominantly hard standing and buildings and is unlikely to have any significant biodiversity value. It is however adjacent to common land and any proposed development would need to ensure there are no negative impacts on the common land as a result of the development. This includes an increase in light, noise and air pollution.</li> <li>The residential development of the site would result in an increase in dwellings. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required.</li> <li>Optimising/mitigating measures: Development should not have any negative impact on the adjacent common land</li> </ul>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25	0	0	0	Development of this site will not have adverse impacts on heritage assets. Due to the close proximity of common land, any proposed development should ensure there is no adverse impact on the existing green infrastructure asset. Development of the site would improve access to the natural environment due to the close proximity of Boundary Road Common, the Basingstoke Canal and Horsell Common.

	HLAAMS021 (SHLAA 2014 Ref): Electr r residential including Affordable Hous	Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential	Road, Wo	oking, GU	21 5HS	
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the resilience of the habitat to act as a carbon sink?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes depending on the siting and quantity of development. This will be determined on a case by case basis.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>

SITE/0021/MYSH, S 0.16 hectare site for	HLAAMS021 (SHLAA 2014 Ref): Electr r residential including Affordable Hous	icity Sub Station, North I	Road, Wo	king, GU	21 5HS	
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. Source: Core Strategy Policy CS22.All residents to have access to allotment within 800m of home. Source: Core Strategy Policy CS17.Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non- renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting;	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> </ul>	decrease in waste going to landfill. Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core	0	0	0	<ul> <li>waste and the recycling and composting of the waste produced</li> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and</li> </ul>
	<ul> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Strategy Policy CS22. Trends: river quality in the Borough remains				any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures:

	HLAAMS021 (SHLAA 2014 Ref): Electr r residential including Affordable Hous		Road, Wo	king, GU	21 5HS	
0.16 nectare site to	r residential including Affordable Hous	poor/moderate; consumption of water remains high.				Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	The site is within a reasonable walking and cycling distance to the Walton Road Neighbourhood Centre, where shops and facilities are located. Bus routes and bus stops on Walton Road facilitate sustainable travel. Cycle routes and public footpaths are within 250m of the site. Any new development would be expected to contribute to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution.
	ouilding a strong, responsive and competitive e					
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic	-	-	-	Development would result in the loss of employment/jobs as the site is currently used for infrastructure. This would have a negative impact on the local economy as well as the provision of infrastructure in the borough. A suitable alternative site would need to be identified and operational before the site can be redeveloped for residential use.

	HLAAMS021 (SHLAA 2014 Ref): Electr r residential including Affordable Hous		Road, Wo	king, GU	21 5HS	
education for all	<ul> <li>homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				Due to the location of the site, it may lead to people living near to their places of work. Optimising/mitigation measures: The loss of an infrastructure site would need to be mitigated through the re-provision of the site elsewhere in the borough.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally);	-	-	-	Residential development would lead to the loss of viable employment/jobs in the borough. This could be mitigated by relocating the existing use elsewhere in the borough. Optimising/mitigation measures: The loss of an employment site would need to be mitigated through the re-provision of the site elsewhere in the borough.

	SITE/0021/MYSH, SHLAAMS021 (SHLAA 2014 Ref): Electricity Sub Station, North Road, Woking, GU21 5HS							
0.16 hectare site fo	r residential including Affordable Housing							
	decrease in B1, B2 and							
	B8 floorspace (2013); high							
	vacancy rates for							
	commercial and industrial							
	floorspace (20.3% in							
	2013); retail vacancy rate							
	in Town Centre continues							
	to increase. Retail							
	vacancy rates in other							
	urban centres gradually							
	falling (except in Horsell).							
Overall Conclusions								
Summary of Social	Positive contribution towards housing requirement;							
Impacts & Issues	Positive impact on health and wellbeing;							
	Good access to range of services and facilities.							
Summary of	Efficient use of brownfield land;							
	Adjacent to Common Land;							
Impacts & Issues	Close to Neighbourhood Centre location promotes use of sustainable modes of travel; Site would support the remediation of contaminated land.							
Summary of	Development would result in the loss of employment land;							
Economic Impacts &	Development would result in the loss of infrastructure.							
Issues								
Summary of optimising	/mitigating measures:							
Affordable ho	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise							
Provide a mix	of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)							
Design of the	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance							
<ul> <li>Design of the</li> </ul>	e development would have to take into account SuDS and provide suitable surface and foul water drainage							
<ul> <li>Flood Risk As</li> </ul>	ssessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)							
Remediation	of land							
<ul> <li>Further invest</li> </ul>	tigation into land contamination, in consultation with Environmental Health and Environment Agency							
	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features							
	npacts of climate change							
	should not have any negative impact on the adjacent common land							
	relopment should facilitate the reduction of waste and the recycling and composting of the waste produced							
	development would have to provide suitable wastewater and sewerage infrastructure							
	n infrastructure site would need to be mitigated through the re-provision of the site elsewhere in the borough							
	n employment site would need to be mitigated through the re-provision of the site elsewhere in the borough							

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> <i>and Performance Plan</i>	0	0	0	As an allocation for industrial development, a neutral effect terms of this objective.

0.65 hectare site fo	<ul> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation				
		in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g through minimising paved areas, keeping drains clean general maintenance), followed by source control measures A Flood Risk Assessment will be required for developmen proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overa neutral score.
						<ul> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and fou water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	+	+	+	Indices of Deprivation (IMD, 2010) identifies this postcod

crime and social	option:	deprivation, crime, anti-				location as being slightly above average in terms of overall
exclusion	<ul> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul> <li>Idealition as being slightly above average in terms of overall deprivation.</li> <li>Development would create additional jobs on site, some o which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	0	0	0	<ul> <li>The site is located within:</li> <li>400-800m access by foot to the Neighbourhood Centre (within suitable walking distance)</li> <li>0-1333m by bicycle to Walton Road Neighbourhood Centre</li> <li>10-20 minutes walk of Woking Town Centre</li> <li>10-20 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>within 250m of cycle route and public footpath</li> <li>within 250m of bus services and bus stops</li> </ul>

	HLAAMS011 (SHLAA 2014 Ref): Form	er Gas Works, Boundary	Road, V	Voking, (	GU21 5E	3X
0.65 hectare site fo	or industrial use					The site is outside of the Neighbourhood Centre but is within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced. The development would improve access to employment. The development would help to support existing services and facilities in the community.
	Environmental object	tives: protecting and enhancir	ng our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing brownfield site and would bring derelict land into use. The development would support the use and remediation of contaminated previously developed land.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	exceeded.Targets: improve airquality. Source: Air QualityProgress Report 2014Maintain low levels of lightand noise pollution.Source: Core StrategyObjectiveTrends: one AQMA(increasing trend), and anair quality "hot spot" atConstitution Hill area.Light pollution is notcurrently considered to bean issue in the Borough.	-	0	0	The site is within the Monument Way West Employment Area and within close proximity to Walton Road Neighbourhood Centre. It is therefore in close proximity to sustainable modes of transport including Woking Railway Station and bus services. Depending on use of the site it could have short term negative impacts. The design and use of the site will need to be carefully considered in order not to expose adjacent residential properties to greater levels of noise or light pollution. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport. Transport Assessment required to determine impact of development on transport network; and opportunities to

## SITE/0011/MYSH, SHLAAMS011 (SHLAA 2014 Ref): Former Gas Works, Boundary Road, Woking, GU21 5BX 0.65 hectare site for industrial use optimise use of sustainable transport. 8. Reduce land Would the development of the site / policy Targets: reduce land The development will support the remediation of + + + contamination and contamination and avoid contaminated land. option: development on Grade 1, safeguard avoid development on Agricultural Land agricultural soil 2 or 3a agricultural land. classed as Grade 1, 2 or 3a? Source: NPPF. quality • support the remediation of contaminated land? Trends: no significant loss reduce the risk of creating further of agricultural land; contamination? increase in number of sites with potential land contamination. 9. Conserve and Would the development of the site / policy Targets: maintain and 0 0 0 Previously developed site, no known ecological designations. enhance biodiversity option: enhance biodiversity. Source: Core Strategy • avoid landtake of identified (including Optimising/mitigating measures: **Objectives** (Surrey protected) habitats? Biodiversity Action Plan Mitigation against harm to the SPA is not usually sought for • avoid fragmentation, and increase Targets under revision). commercial development connectivity, of habitats? avoid recreational impacts on habitats? Trends: little change over avoid adverse hydrological impacts on time. Majority of SSSIs in habitats? 'unfavourable but avoid the impacts of vehicle emissions recovering' condition: on habitats? majority of SNCIs stable • avoid the impact of light on habitats? or declining in quality. preserve and protect existing habitats? Increasing SANG provide opportunities for enhancement provision. Stable bird and/or creation of biodiversity? populations. 10. Conserve and Would the development of the site / policy Targets: preserve and 0 0 0 Development of this site will not have adverse impacts on enhance and where option: enhance cultural and natural or heritage assets. appropriate make avoid adverse impacts on important historic features. accessible for Source: Core Strategy landscapes? enjoyment the Policy CS20 • conserve and/or enhance the Borough's natural, historic and existing green infrastructure assets? Improved provision of cultural assets and open space. Source: • conserve and/or enhance heritage landscapes of Core Strategy Policy assets and their settings? Woking CS17 lead to the improved management, restoration and/or sensitive reuse of a Trends: little change in heritage asset or culturally important status of heritage assets building? (4 Grade I, 10 Grade II\*, • conserve and/or enhance cultural 166 Grade II, 311 Locally assets? Listed Buildings, 5 • improve access to the natural and Scheduled Ancient historic environment and cultural

0.65 hectare site fo	assets?	Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	<ul> <li>without prior assessment.</li> <li>Targets: decrease in carbon emissions and increase energy from renewable sources.</li> <li>Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.</li> <li>Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22.</li> <li>Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 &amp; CS22.</li> <li>Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.</li> </ul>	0	0	0	<ul> <li>The industrial development would be required to achieve the energy and water components of BREEAM 'very good'.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Any high energy use buildings within the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve BREEAM 'very good', and</li> </ul>

12. Reduce the impact of connection to CHP network income connection to CHP network impact of connection to CHP network impact of connection to CHP network income connection is connection to CHP network income conneconnection connectin connection to CHP network income connection i		HLAAMS011 (SHLAA 2014 Ref): Forme	er Gas Works, Boundary	Road, V	Voking, C	GU21 5E	3X
consumption of resources by using austainably produced and local products       • incorporate sustainable design and the efficient use of minerals and enable the efficient use of minerals and enable and local products       • incorporate sustainable design and the efficient use of minerals and enable the efficient use of minerals and enable the orgonation of recycled or secondary aggregates in rom enably sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments?       • all residents to have access to allotment within sources? • support lifestyles compatible with the objectives of sustainability? • provide land for allotments?       • Trends: increase in use and mand of allotment sustainable on the secondary core strategy Policy and that these improvements are likely to core strategy Policy and that these improvements are aggregates.         13. Reduce waste generation and disposal and achieve waste?       • Would the development of the site / policy option: • support a reduction in the generation of waste?       • Trends: increase anount of waste produced per capita, increase parcentage of recycled/composted waste?       • 0       0       The Council has effective measures, policies and guidance place to reduce the amount of household and trade waste produced for capita increases in waste protocod per capita, increases produced of most state in the construction process?       • 0       0       The Council has effective measures, policies and guidance place to reduce the amount of household and trade waste produced of the site could result and waste produced of in doustrai/commercial sites can be recycled. The recycling and composting; decrease in waste going to landfil.       • 0       0       0       The Council has effective measures, policies and guidance pla				0	+	+	Undertake feasibility study for connection to CHP network for high energy uses Planning policy requirements will allow for the development
13. Reduce waste generation and disposal and achieve sustainable management of waste       Would the development of the site / policy option:       Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste?       0       The Council has effective measures, policies and guidance place to reduce the amount of household and trade waste percentage of recycled/composted waste?         • minimise waste in the construction process?       • minimise waste in the construction process?       • minimise waste produced per capita; increase in recycled/composted waste Plan 2008, Woking Infrastructure Delivery Plan 2011.       The proposed use for the site could result in a significant amount of waste produced in industrial/commercial sites can be recycled. The recycling and composting; decrease in waste going to landfill.         • Infrastructure Delivery Plan 2011.       Trends: increase in recycling and composting; decrease in waste going to landfill.       • Industrial/commercial sites can be recycled. The sustainable management of waste, the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste that is produced within the borough. However through the sustainable management of waste, the reduction of waste and the recycling and composting of the waste produced within the neutral score.	consumption of resources by using sustainably produced	<ul> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> </ul>	resources. Source: Core Strategy Policy CS22. All residents to have access to allotment within 800m of home. Source: Core Strategy Policy CS17. Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and				The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are
waste and the recycling and composting of the waste produced	generation and disposal and achieve sustainable management of	<ul><li>option:</li><li>support a reduction in the generation of waste?</li><li>minimise waste in the construction</li></ul>	of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going	-	0	0	amount of waste depending on the specific use of the development. High waste producing uses will need to mitigate any significant increase in waste prior to the commencement of development. Generally, most waste produced in industrial/commercial sites can be recycled. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures:
	14. Maintain and	Would the development of the site / policy	Targets: achieve at least	0	0	0	waste and the recycling and composting of the waste

SITE/0011/MYSH, S 0.65 hectare site for	HLAAMS011 (SHLAA 2014 Ref): Forme or industrial_use	er Gas Works, Boundary	Road, V	Voking,	GU21 5I	ВХ
improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				<ul> <li>is water efficient by achieving BREEAM 'very good'.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2011 vs. 58.9% in 2011 vs. 58.9% in 2011 vs. 58.9% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new	+	+	+	Site lies within walking distance of Walton Road Neighbourhood Centre and Is within a short distance of Town Centre and promotes sustainable forms of travel. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.

0.65 hectare site fo					GU21 5	
		residential development				
		within 30 minutes public				
		transport time of key				
	Economic o	services. bjectives: building a strong, re	enoneivo	and comm	etitive ec	
16. Maintain high and	Would the development of the site / policy	Targets: increase	+		+	The development will encourage diversity and quality of
employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> </ul>	job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of				commercial uses. It will provide local people with accessible jobs, particularly as the site is close to the Walton Road Neighbourhood Centre and adjacent to a primarily residentia area. The site will be required to meet BREEAM very good standards.
	• improve access to and participation in education?	jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly				
		7% of the Borough's population (2012/13).				
7. Provide a range of commercial development opportunities to meet he needs of the economy and, in	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office	+	+	+	The site will lead to the creation of viable employment/jobs within the Maybury and Sheerwater Priority Place. It will provide accessible jobs to people of the local community and improve the viability and vibrancy of the Monument Way West Industrial Area.

	HLAAMS011 (SHLAA 2014 Ref): Forme	er Gas Works, Boundary Ro	oad, Woking, C	GU21 5B	X
0.65 hectare site fo particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li><b>br industrial use</b></li> <li>urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually			
		falling (except in Horsell).			
		Overall Conclus	sions		
Summary of Social Impacts & Issues					
Summary of	Efficient use of brownfield land;				
Environmental	Remediation of contaminated land;				
Impacts & Issues	The accessible location of the site promotes		vel.		
Summary of	Provide employment/jobs that are accessible				
Economic Impacts &	Improve the vibrancy of the Monument Way	West Industrial Area.			
Issues					
	/mitigating measures: sessment (subject to the findings of the fortho isibility study for connection to CHP network for		er Management P	Plan)	
	development to have regard to incorporation		easures such as	areen infi	astructure features
<ul> <li>Design of dev</li> </ul>	elopment to achieve BREEAM 'very good', an				aping to maximise efficient use of energy and adapt to the
<ul><li>impacts of clin</li><li>Design of dev</li></ul>	nate change elopment should facilitate the reduction of wa	ste and the recycling and compo	sting of the waste	e produce	ed
	development would have to provide suitable v				
	scheme to seek to design out crime and redu			atural sur	veillance
	to optimise use of sustainable transport;				
	essment required to determine impact of deve				
<ul> <li>Design of dev</li> </ul>	elopment should facilitate the reduction of was	ste and the recycling and compo	sting of the waste	e produce	ed;

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v		1		
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	0	0	0	As an allocation for industrial warehousing and office development, a neutral effect in terms of this objective.

<u>iu.i nectare site fo</u>	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the	Would the development of the site / policy option: • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?	cancer static. Participation in both health and exercise activities has significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. A site-specific flood risk assessment is required for proposals
economy and the environment	<ul> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>					<ul> <li>of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</li> <li>All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is no feasible, the Council will require evidence illustrating this (Policy CS9).</li> <li>Optimising/mitigating measures: <ul> <li>Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and four water drainage</li> </ul> </li> </ul>
4. Reduce poverty, crime and social exclusion	Would the development of the site / policy option: • address issues of deprivation? • help improve social inclusion?	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit	+	+	+	Indices of Multiple Deprivation (IMD, 2010) identifies thi postcode location as being just below average in terms of overall deprivation. However some component parts – i particular education and income deprivation – are above

<u>10.1 hectare site fo</u>	<ul> <li>r industrial, warehousing and offices</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can				Average. Development would create additional jobs on site, some of which could be sourced from the local area, which will hav lirect impacts on poverty. Careful design of the scheme could reduce the fear of crime Optimising/mitigating measures: • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
		be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	-	-	- 1	<ul> <li>The site is located within:</li> <li>800-1200m by foot to Sheerwater Neighbourhood Centre</li> <li>0-1333m by bicycle to Sheerwater Neighbourhood Centre</li> <li>10-20 minutes walk of Woking Railway Station</li> <li>10-20 minutes walk of Woking Town Centre</li> <li>6-10 minutes walk to a primary school</li> <li>6-10 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>within 250m of cycle route and public footpath</li> <li>within 250m of bus services and bus stops</li> </ul>
					t	he site is outside of the Neighbourhood Centre ar beyond reasonable walking distance of key services acilities therein. The need to travel to access services

SITE/0091/MYSH. S	SHLAA n/a: Forsyth Road Industrial Est	ate. Forsyth Road. Woki	na. GU2	1 5SU		
	or industrial, warehousing and offices					<ul> <li>facilities would not be reduced.</li> <li>The development would help to support existing services and facilities in the community. It would improve access to employment.</li> <li>Overall, a single negative impact in terms of this objective.</li> <li>Optimising/mitigating measures: <ul> <li>Improve access to key services and facilities</li> </ul> </li> </ul>
	Environmental object	tives: protecting and enhancir	ng our nat	ural, built a	and histo	l vric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy 	+	+	+	Site is an existing brownfield site and would further intensify the existing land uses. The development would support the use and remediation of contaminated previously developed land.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective	0	0	0	Development of this industrial site could mean more vehicle movements and consequent emissions. However, the site is within the Forsyth Road Industrial Estate and within close proximity to Sheerwater Neighbourhood Centre. It is therefore in close proximity to sustainable modes of transport including local bus services and cycle network. Depending on the use of the premises, it could result in an increase in
	<ul> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be				traffic volume and congestion, and subsequently air pollution from traffic. The initial impacts are likely to be negative. This is predicted to be neutral with the proposed mitigation measures The design and use of the site will need to be carefully considered in order not to expose adjacent residential

		an issue in the Borough.				properties to greater levels of noise or light pollution. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport. Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The development will support the remediation of existing contaminated land.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid adverse fydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: Mitigation against harm to the SPA is not usually sought for commercial development
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

	r industrial, warehousing and offices heritage asset or culturally important	Trends: little change in				
	building?	status of heritage assets				
	<ul> <li>conserve and/or enhance cultural</li> </ul>	(4 Grade I, 10 Grade II*,				
	assets?	166 Grade II, 311 Locally				
	<ul> <li>improve access to the natural and</li> </ul>	Listed Buildings, 5				
	historic environment and cultural	Scheduled Ancient				
	assets?	Monuments, 3 registered				
		parks and gardens, 25				
		Conservation Areas). No				
		historic landscapes				
		designated. Decline in				
		quality of Brookwood				
		Cemetery. Updated				
		appraisals of				
		Conservation Areas			1	
		required.				
		Majority of residents				
		satisfied with cultural and				
		recreational facilities. No				
		development taking lace				
		in areas of high				
		archaeological potential				
		without prior assessment.		-		
11. Reduce the	Would the development of the site / policy	Targets: decrease in	0	0	0	The commercial/industrial development would be required to
causes of climate	option:	carbon emissions and				achieve the energy and water components of BREEAM 'very
change – particularly	<ul> <li>improve the energy efficiency of the building stock?</li> </ul>	increase energy from renewable sources.				good'.
by increasing energy efficiency and the	building stock?	Source: 2009 Renewable				The site offers good accessibility to most local facilities, and
production of energy	<ul> <li>help take advantage of passive solar gain through orientation?</li> </ul>	Energy Directive and Core				should ensure emissions from private car use do not
from low and zero		Strategy Policy CS23.				significantly increase as a result of the development.
carbon technologies	help minimise the use of energy through	Dwellings to meet energy				significantly increase as a result of the development.
and renewable	design and occupation?	and water categories of				Development of the site could potentially lead to an increase
sources – and adapt	<ul> <li>reduce the emission of greenhouse</li> </ul>	Code Level 4. Source:				in hard landscaping, and in turn could increase surface water
to its impacts	gases?	Core Strategy Policy				runoff. This could be mitigated against through the use of
	facilitate the generation/use of	CS22.				adaptation measures (such as SuDS).
	renewable energy?	Increase green				
	<ul> <li>support decentralised energy</li> </ul>	infrastructure for			1	Any high energy use buildings within the development should
	generation?	adaptation purposes			1	consider establishing or connecting to an existing CHP
	• support the development of on or off-	(including SUDS). Source:				network.
	site CHP and/or link to an existing CHP facility?	Core Strategy Policies			1	
		CS9 & CS22.			1	The neutral score reflects the potential increase in carbon
	<ul> <li>support the co-ordination of green</li> </ul>				1	emissions through private car use, and potential increase in
	infrastructure?	Trends: decreasing local			1	surface water runoff, against the implementation of BREEAM
	<ul> <li>increase the capacity of the habitat to</li> </ul>	CO2 emissions (to 2010);			1	and possible connection with a CHP network for any high
	act as a carbon sink?	increase in sustainably			1	energy use buildings.
	<ul> <li>increase the resilience of the habitat to</li> </ul>			1	1	-

	r industrial, warehousing and offices climate change impacts?	constructed dwellings.				
	<ul> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>					Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
						Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
						Undertake feasibility study for connection to CHP network for high energy use buildings
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting;	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The proposed use for the site could result in a significant amount of waste depending on the specific use of the development. High waste producing uses will need to mitigate any significant increase in waste prior to the commencement of development. Generally, most waste produced in industrial/commercial sites can be recycled. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is

	or industrial, warehousing and offices	to landfill.				sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	produced         Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.         The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).         Optimising/mitigating measures:         Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travelby car; decrease need totravel and distancetravelled; increase use ofnon-car modes; increaselevel of satisfaction withease of access to work byany mode; maintain buspatronage and improvepunctuality of services.Source: Surrey TransportPlan 2011 & CoreStrategy Policy CS18.Trends: proportion ofpeople travelling to workby car remains static(57.79% in 2011 vs.58.9% in 2001) and bybicycle remains static(2.66% in 2011 vs. 2.7%	+	+	+	Site lies within walking distance of Sheerwater Neighbourhood Centre and promotes sustainable forms of travel. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.

	HLAA n/a: Forsyth Road Industrial Est or industrial, warehousing and offices	tate, Forsyth Road, Wokin in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since	ng, GU2	1 5SU		
	Economia o	May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services. bjectives: building a strong, re	sponsivo	and comp	etitive	
16. Maintain high and stable levels of employment and	Would the development of the site / policy option: • encourage diversity and quality of	Targets: increase employment provision and job opportunities; increase	+	+	+	The development will encourage diversity and quality of employment in the Borough through the provision of commercial uses. It will provide local people with accessible
productivity, and encourage high quality, low impact development and education for all	<ul> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	access to and participation in education. <i>Source: NPPF and</i> <i>Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one				jobs, particularly as the site is close to the Sheerwater Neighbourhood Centre and adjacent to a primarily residential area. The site will be required to meet BREEAM very good standards.

17. Provide a range	Would the development of the site / policy	year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in registered businesses	+	+	+	The site will lead to the creation of viable employment/jobs
of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	usions			within the Maybury and Sheerwater Priority Place. It will provide accessible jobs to people of the local community and improve the viability and vibrancy of the Forsyth Road Industrial Estate.
Summary of Social	Positive impact on health and wellbeing.					
Impacts & Issues Summary of	Efficient use of brownfield land;					
Environmental	Remediation of contaminated land;					
Impacts & Issues	The accessible location of the site promotes	use of sustainable modes of t	ravel			
Summary of	Provide employment/jobs that are accessible					
Economic Impacts &	Improve the vibrancy of the Forsyth Road In					
Issues						
Summary of optimising Flood Risk As Design of the	/mitigating measures: sessment as site area is 1 hectare or more in development to have regard to incorporation ss to key services and facilities		measure	es such as	s green ir	nfrastructure features

## SITE/0091/MYSH, SHLAA n/a: Forsyth Road Industrial Estate, Forsyth Road, Woking, GU21 5SU 10.1 hectare site for industrial, warehousing and offices

- Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the
  impacts of climate change
- Undertake feasibility study for connection to CHP network for high energy use buildings
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Opportunities to optimise use of sustainable transport;
- Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport;
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced;

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	rm to th Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and		communit	ies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	Housing Register high but decreasing. Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service	0	0	0	The site contains overhead power lines. This could have a negative impact on the health of people working on the site. However, as an allocation for industrial warehousing and infrastructure development, overall a neutral effect in terms of this objective.

3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>industrial and warehousing and for ro</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> <li>Would the development of the site / policy option: <ul> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul> </li> </ul>	2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Remove or bury the overhead power lines.</li> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutra impact in terms of this objective.</li> <li>A site-specific flood risk assessment is required for proposa of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</li> <li>All significant forms of development are required to incorporate appropriate sustainable drainage system (SUDS) as part of any development proposals. If this is me feasible, the Council will require evidence illustrating the co</li></ul>
	<ul> <li>resolve an existing drainage problem?</li> </ul>					
4. Reduce poverty, crime and social exclusion	Would the development of the site / policy option: • address issues of deprivation?	Targets: Decrease deprivation, crime, anti- social behaviour and	+	+	+	Indices of Deprivation (IMD, 2010) identifies this postco location as being above average in terms of over deprivation.

SITE/0093/MYSH, S 4.3 hectare site for	<ul> <li>industrial and warehousing and for ro</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>		orm of a	fourth a	arm to th	<ul> <li>he Sheerwater link road.</li> <li>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Development would also provide additional transport infrastructure.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	0	0	0	<ul> <li>The site is located within:</li> <li>800-1200m by foot to Walton Road Neighbourhood Centre</li> <li>0-1333m by bicycle to Walton Road Neighbourhood Centre</li> <li>20-30 minutes to nearest railway station</li> <li>10-20 minutes of Woking Town Centre</li> <li>6-10 minutes walk to a primary school</li> <li>16-20 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>within 250m of cycle route and public footpath</li> <li>within 250m of bus services and bus stops</li> <li>The site is outside of the Neighbourhood Centre and is beyond reasonable walking distance of key services and</li> </ul>

4.3 nectare site for	industrial and warehousing and for ro	ad infrastructure in the f	orm of a	fourth a	rm to tr	
						facilities therein. The need to travel to access services and facilities would not be reduced. The development would help to support existing services and
						facilities in the community.
						The development would provide transport infrastructure that would improve accessibility in the locality. It would also assist access to employment. These positive characteristics of the development are considered to outweigh the negative impact arising from the site's location beyond suitable walking distance of a centre. Accordingly, an overall neutral impact is anticipated.
						Optimising/mitigating measures:
						Improve access to key services and facilities
		tives: protecting and enhancir	ig our nat	ural, built a	and histo	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between	+	+	+	Site is an existing brownfield site and would further intensify the existing land uses. The development would support the use and remediation of
	<ul> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.				contaminated previously developed land.
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective	-	0	0	The industrial development means more vehicle movements and consequent emissions. However, the site is within the Monument Way West Industrial Estate and within close proximity to Walton Road Neighbourhood Centre. It is therefore in close proximity to sustainable modes of transpor including local bus services and cycle network. Depending on the use of the premises, it could result in an increase in

H.J HEGIAIE SILE 10	· industrial and warehousing and for ro					
	<ul> <li>may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				from traffic. The proposed mitigation measures will neutralise the short term negative impacts in the medium to long term. The design and use of the site will need to be carefully considered in order not to expose adjacent residential properties to greater levels of noise or light pollution. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport. Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The development will support the remediation of contaminated land.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	An existing industrial estate (previously developed site). No ecological designations, however the site is adjacent to SSSI and SNCI. Optimising/mitigating measures: Development of this site will need to ensure it does not have a negative impact on the adjacent Basingstoke Canal Corridor, Site of Nature Conservation Importance, SSSI and Biodiversity Opportunity Area. This will need to be done through careful mitigation measures. Ensuring there is no negative impact on the adjacent biodiversity sites. Mitigation against harm to the SPA is not usually sought for commercial development
10. Conserve and enhance and where appropriate make accessible for enjoyment the	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20	-	-	0	The site is adjacent to a Scheduled Ancient Monument and Basingstoke Canal Conservation Area. Given the existing use of the site and the it is unlikely that any development will have any more negative impact on the heritage assets. However consideration of heritage assets and setting will be

	HLAA n/a: Monument Way West Indus					
	<ul> <li>industrial and warehousing and for ro existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>					
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies	0	0	0	The commercial development would be required to achieve the energy and water components of BREEAM 'very good'. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. The new link road could also reduce carbon emissions on adjacent residential roads. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Any high energy use buildings within the development should consider establishing or connecting to an existing CHP network.

	industrial and warehousing and for ro • support the co-ordination of green	CS9 & CS22.				
	<ul> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM and possible connection with a CHP network for high energy use buildings. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network for any high energy use buildings
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable	<ul><li>Would the development of the site / policy option:</li><li>support a reduction in the generation of waste?</li></ul>	Targets: decrease amount of waste produced per capita; increase percentage of	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development.
management of waste	<ul> <li>minimise waste in the construction process?</li> </ul>	recycled/composted waste. Source: Surrey Waste Plan 2008, Woking				The proposed use for the site could result in a significant amount of waste depending on the specific use of the development. High waste producing uses will need to

	HLAA n/a: Monument Way West Indus					
4.3 hectare site for	r industrial and warehousing and for ro	ad infrastructure in the f Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	orm of a	fourth a	arm to th	<ul> <li><b>be Sheerwater link road.</b></li> <li>mitigate any significant increase in waste prior to the commencement of development. Generally, most waste produced in industrial/commercial sites can be recycled. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.</li> <li>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> </ul>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town,</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of	+	+	+	Site lies within walking distance of Walton Road Neighbourhood Centre and Is within a short distance of Woking Town Centre and promotes sustainable forms of travel. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.

	<ul> <li>industrial and warehousing and for rodistrict or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
	Economic ol	bjectives: building a strong, re	sponsive	and com	netitive er	CODOMY
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and</i> <i>Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of	+	+	+	The development will encourage diversity and quality of employment in the Borough through the provision of commercial uses. It will provide local people with accessible jobs, particularly as the site is close to the Walton Road Neighbourhood Centre and adjacent to a primarily residential area. The site will be required to meet BREEAM very good standards.

	HLAA n/a: Monument Way West Industrial Estate, Monum	opt Way Was	+ Wokin	a CU21	5EN		
	industrial and warehousing and for road infrastructure in						
17. Provide a range	people with NVQ2 and higher qualifications s         2010. However, num of people with no qualifications has increased by 1,100 in year and makes up ne 7% of the Borough's population (2012/13).         Would the development of the site / policy	d ince ber one early +	+	+	The site will lead to the creation of viable employment/jobs		
of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> <li>Trends: increase in no VAT registered businesses (from 199 2007 – no recent data low UK Competitivene Index ranking in Surre (but performing well regionally/nationally); decrease in B1, B2 ar B8 floorspace (2013); vacancy rates for commercial and indus floorspace (20.3% in 2013); retail vacancy in Town Centre contin to increase. Retail vacancy rates in other urban centres gradua falling (except in Hors</li> </ul>	f cial ce; ce; pmic c f to f to f to f to f to f to f to f			within the Maybury and Sheerwater Priority Place. It will provide accessible jobs to people of the local community and improve the viability and vibrancy of the Monument Way East Industrial Estate.		
		Conclusions					
Summary of Social Impacts & Issues	Positive impact on health and well-being.						
	Efficient use of brownfield land:						
Summary of	Efficient use of brownfield land:						
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; The development would support the use and remediation of contam	inated previous	sly develop	oed land.			

## SITE/0093/MYSH, SHLAA n/a: Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5EN 4.3 hectare site for industrial and warehousing and for road infrastructure in the form of a fourth arm to the Sheerwater link road. Commercial development of the site would provide for the needs of business in urban areas; Economic Impacts & Development would support and enhance the local economy. Issues Summary of optimising/mitigating measures: Remove or bury the overhead power lines Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1 • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance . Improve access to key services and facilities ٠ Ensuring there is no negative impact on the adjacent biodiversity sites; • Ensuring there is no negative impact on the adjacent heritage asset; . Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use; . Design of development to have regard to designing out crime within the Maybury and Sheerwater Priority Place area. •

- Design of development to have regard to designing out clime within the Maybury and Sheetwater Phonty Place area.
   Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the
  impacts of climate change
- Undertake feasibility study for connection to CHP network for any high energy use buildings
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

## Goldsworth Park Ward Site Appraisals

Scoring System:					
++ Very positive impact + Positive imp	pact 0 Neutral impact	- Negative impact	Very negative impact I Effect depend	s on ? Uncertain	
			how allocation		
			implemented		

SA Objective	or residential development including Af Decision-making criteria	Indicators and targets	Short- term	Mediu m-	Long- term	Comments (justification of score + cumulative effects + mitigation
			0- 5yrs	term 5- 20vrs	20+yrs	measures)
	Social	objectives: supporting strong	, vibrant a		, communitie	25
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 24 dwellings (SHLAA, 2014).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and	Would the development of the site / policy option:	Targets: increased life expectancy and proportion	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes.

	HLAAGE033 (SHLAA 2014 Ref) Land to r residential development including Af		permark	et, Bamp	oton Way, V	Voking, GU21 3LE
wellbeing of the population and reduce inequalities in health	<ul> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> <i>and Performance Plan</i> <i>2013-14</i> Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				Development will encourage healthy lifestyles where residential is close to services and facilities within the centre
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development i recommended to take place and will therefore have a neutra impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i>	0	0	0	Indices of Deprivation (IMD, 2010) does not identify an issues at this location. Development will have neutral impacts on this objective However, careful design of the scheme could reduce the fea of crime.

		fordable Housing				
	<ul> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				Optimising/mitigating measures: • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Goldsworth Park Local Centre</li> <li>Within 0-10 minutes walk of Woking Town Centre</li> <li>6-10 minute walk to a primary school</li> <li>11-15 minute walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> </ul> The site is within the Local Centre and within reasonabl walking distance of key services and facilities therein. Th need to travel to access services and facilities will b reduced. The development would help to support existing services and facilities in the community.
	Environmental obj	ectives: protecting and enhance	ing our n	atural, bui	It and historic	environment
6. Make the best use of previously developed land and	Would the development of the site / policy option: • support the use of and remediation of	Targets: 70% of new residential development to be on previously	0	0	0	The impacts are predicted to be neutral.
existing buildings	previously developed land?	developed land between				Optimising/mitigation measures:

	HLAAGE033 (SHLAA 2014 Ref) Land to r residential development including Af		permark	et, Bamp	oton Way, V	Woking, GU21 3LE
	<ul> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				A tree survey should be undertaken to assess the value of them. Design should seek to retain existing trees where possible.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Exceeded.Targets: improve airquality. Source: Air QualityProgress Report 2014Maintain low levels of lightand noise pollution.Source: Core StrategyObjectiveTrends: one AQMA(increasing trend), and anair quality "hot spot" atConstitution Hill area.Light pollution is notcurrently considered to bean issue in the Borough.	0	0	0	Local Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	
9. Conserve and enhance biodiversity	<ul><li>Would the development of the site / policy option:</li><li>avoid landtake of identified (including protected) habitats?</li></ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey	-	0	0	The site is amenity greenspace with some trees on site. Optimising/mitigation measures: The loss of amenity greenspace will need to be justified.

	HLAAGE033 (SHLAA 2014 Ref) Land to r residential development including Af		permark	et, Bamp	ton Way,	Woking, GU21 3LE
	<ul> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				All housing allocations are required to make a contribution to avoid harm to the SPA. A tree survey should be undertaken to assess the value of them. Design should seek to retain existing trees where possible. An ecological assessment may be required to determine levels of biodiversity and mitigation measures introduced. Contribution towards SANG and SAMM
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.		0	0	Development will result in a loss of green infrastructure assets. This will need to be justified Development of this site will not have adverse impacts on natural or heritage assets. Optimising/mitigation measures: The loss of amenity greenspace will need to be justified. A tree survey should be undertaken to assess the value of the trees found on the site. Design should seek to retain existing trees where possible.

	HLAAGE033 (SHLAA 2014 Ref) Land to		permark	et, Bamp	oton Way, V	Woking, GU21 3LE
<b>0.15 nectare site to</b> 11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>residential development including Af</li> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22.Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

	SITE/0033/GLDE, SHLAAGE033 (SHLAA 2014 Ref) Land to the rear of Waitrose Supermarket, Bampton Way, Woking, GU21 3LE 0.15 hectare site for residential development including Affordable Housing								
		aggregates).							
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.			
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.			
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 5 of the Code for Sustainable Homes.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>			
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18.	+	+	+	Site lies within a Local Centre, one of the most sustainable locations within the borough. It is close to local services and facilities and so reduces the need to travel. It therefore promotes sustainable forms of travel and will reduce the need to travel.			

				-4. Dare:	1	
	HLAAGE033 (SHLAA 2014 Ref) Land to r residential development including Af		bermark	et, Bamp	oton Way, V	VOKING, GU21 3LE
	<ul> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				
		services.				
Economic objectives: b 16. Maintain high and	uilding a strong, responsive and competitive of Would the development of the site / policy	economy Targets: increase	0	0	0	No direct relevance
stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.				

SITE/0033/GLDE SI	HLAAGE033 (SHLAA 2014 Ref) Land to	the rear of Waitrose Sur	ermark	et Bamn	ton Way V	Noking GU2131 F	
	r residential development including Af			et, Damp	non way, v	Voking, GOZI SEE	
		Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).					
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	0	0	0	No direct relevance	
		Overall Con	clusions				
Summary of Social Impacts & Issues	Positive contribution towards housing require	ement;					
Summary of Environmental Impacts & Issues	Positive impact on health and wellbeing; Potential loss of amenity greenspace and mature trees- this will need to be justified. Local Centre location promotes use of sustainable modes of travel;						

## SITE/0033/GLDE, SHLAAGE033 (SHLAA 2014 Ref) Land to the rear of Waitrose Supermarket, Bampton Way, Woking, GU21 3LE 0.15 hectare site for residential development including Affordable Housing

Summary of Economic Impacts & Residential development in a highly sustainable location will help support the creation of sustainable communities.

Issues

Summary of optimising/mitigating measures:

- Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;
- The redevelopment of amenity greenspace and the potential loss of mature trees will need to be justified and relevant surveys undertaken/submitted.
- All housing developments are required to make a contribution to avoid harm to the SPA.
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change

0.28 hectare site fo SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long- term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
	Social	objectives: supporting strong	, vibrant a		communitie	25
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, but not Affordable Housing given national minimum threshold. It is anticipated that the site would yield 10 dwellings (SHLAA, 2014) and assumed less than 1,000 square metres gross floorspace.</li> <li>Optimising/mitigating measures: <ul> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre

0.28 hectare site for	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.         Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear general maintenance), followed by source control measures:         A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overal neutral score.         Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and four water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	0	0	0	Indices of Deprivation (IMD, 2010) does not identify an issues at this location.

SITE/0023/GLDE, S 0.28 hectare site fo	HLAAGE023 (SHLAA 2014 Ref): Part o r residential	of car park at Goldsworth	Park Ce	ntre, Der	nton Way, N	Woking, GU21 3LG
exclusion	<ul> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	0	0	0	<ul> <li>The site is located within:</li> <li>Within Goldsworth Park Local Centre</li> <li>Within 0-10 minutes walk of Woking Town Centre</li> <li>6-10 minute walk to a primary school</li> <li>11-15 minute walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> <li>Located on a bus route</li> </ul> The site is within the Local Centre and within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced. The development would help to support existing services and facilities in the community.

						<ul> <li>The development would result in the loss of operational parking serving the Local Centre, reducing access to existing key services.</li> <li>Overall the negative impact of the loss of the car park is considered to outweigh the positive impact of the site's location within the Local Centre, resulting in a neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Re-provision of existing car parking to serve the Local Centre, prior to development</li> </ul> </li> </ul>
	Environmental obi	ectives: protecting and enhance	cina our n	atural bui	It and historic	c environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core 	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of the land. Optimising/mitigation measures: The loss of car parking will need to be justified.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at	0	0	0	Local Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

	ensure people are not exposed to light pollution?	Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	The impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	<ul> <li>Previously developed site with trees on the boundary. No ecological designation</li> <li>Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.</li> <li>Redevelopment of the site should consider semi- mature trees located on the boundary. A tree survey should be undertaken to assess the value of the trees on the boundary. Design should seek to retain existing trees where possible.</li> </ul>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally	0	0	0	No impact on designated landscapes or heritage assets

	<ul> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> </ul>	without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 5 and take account of layout, landform, orientation and landscaping to maximise efficient use of</li> </ul>

# SITE/0023/GLDE, SHLAAGE023 (SHLAA 2014 Ref): Part of car park at Goldsworth Park Centre, Denton Way, Woking, GU21 3LG 0.28 hectare site for residential

0.28 hectare site for					1	
	Sustainable travel covered by SA15					energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 5 of the Code for Sustainable Homes.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures:</li> </ul>

0.28 hectare site for	<ul><li>through remediation?</li><li>provide adequate wastewater and sewerage infrastructure?</li></ul>	f car park at Goldsworth Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	Park Ce	ntre, Der	nton Way, N	Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in rail passengers; increase in within 30 minutes public transport time of key services.	+	+	+	Site lies within a Local Centre, close to services and facilities reducing the need to travel. A bus services also operates in the centre therefore it promotes sustainable forms of travel and will reduce the need to travel.
	Economic	objectives: building a strong,	responsiv	e and con	npetitive eco	nomv
16. Maintain high and	Would the development of the site / policy	Targets: increase	0		0	No direct relevance
stable levels of employment and productivity, and encourage high	<ul> <li>option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible</li> </ul>	employment provision and job opportunities; increase access to and participation in education.	Ĵ			

	HLAAGE023 (SHLAA 2014 Ref): Part o	f car park at Goldsworth	Park Ce	ntre, Der	nton Way, V	Voking, GU21 3LG
SITE/0023/GLDE, S 0.28 hectare site fo quality, low impact development and education for all		f car park at Goldsworth Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one	Park Ce	ntre, Der	nton Way, V	Voking, GU21 3LG
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey	0	0	0	No direct relevance

	(but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other								
	urban centres gradually								
	falling (except in Horsell). Overall Conclusions								
Summary of Social	Positive contribution towards housing requirement;								
Impacts & Issues	Positive impact on health and wellbeing;								
Summary of	Efficient use of brownfield land;								
Environmental	Local Centre location promotes use of sustainable modes of travel;								
Impacts & Issues									
Summary of	Minimal impact								
Economic Impacts &									
Issues									
Optimising/mitigating r	g/mitigating measures:								
	e high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs								
	c of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)								
	edvelopment would have to take into account SuDS and provide suitable surface and foul water drainage								
	seessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)								
	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance								
•	of existing car parking to serve the Local Centre, prior to development								
	sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;								
	o be undertaken should redevelopment propose the loss of any trees. Design should seek to retain existing trees where possible.								
	locations are required to make a contribution to avoid harm to the SPA.								
	development would have to provide suitable wastewater and sewerage infrastructure								
	velopment should facilitate the reduction of waste and the recycling and composting of the waste produced								
Design of dev	velopment to achieve Code for Sustainable Homes Level 5 and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and ada so for some solution of the solution of								
	a development to have regard to incorporation of SUDS and other adaptation measures such as green infrastructure features								

• Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features

	SHLAAGW004 (SHLAA 2014 Ref): Gold residential institution scheme	sworth House, Denton W	ay, wokii	ig, GU21	316	
SA Objective	Decision-making criteria	Indicators and targets	Short- term 0-5yrs	Mediu m-term 5-20yrs	Long- term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: sup	porting strong, vibrant and healthy communitie					
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement. It is anticipated that the site would yield a 20 bedroom hospice (SHLAA, 2014).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, just under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>The site is put forward for specialist residential development, and would contribute to meeting the overall specialist accommodation requirement of the Core Strategy as set out in CS13.</li> <li>Optimising/mitigating measures: <ul> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people	+	+	+	Development would bring about positive impact on health and wellbeing via providing decent homes. The development would bring about positive impact on health and wellbeing by providing specialist residential accommodation to older people and vulnerable people in the Borough as well as health care facilities. The site is within Goldsworth Park Local Centre and the health services therein. It is also within walking distance of leisure and open space facilities including Goldsworth Park

olive needare site a	residential institution scheme	describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				Recreation Ground.
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>resolve an existing drainage problem?</li> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures:         <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

		average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is within:</li> <li>Goldsworth Park Local Centre</li> <li>30-45mins walking distance to Woking railway station</li> <li>6-10 minutes walk to a primary school</li> <li>11-15 minutes walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> <li>10-20mins drive to Town Centre</li> <li>within 250m of public footpath</li> <li>within 250m of bus services and bus stops</li> </ul> The site is within the Local Centre and within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced. The development would improve access to existing key services (specialist health care residential accommodation). The development would help to support existing services and facilities in the community.
Invironmental objective b. Make the best use of previously developed land and existing buildings	<ul> <li>es: protecting and enhancing our natural, built</li> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source:	+	+	+	Development of the site would support the use of previously development land.

	residential institution scheme and/or a mix of uses?	Core Strategy Policy				
	<ul> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy				
		Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA	0	0	0	Development could result in more vehicle movements and consequent emissions. The site is within Goldsworth Park Local Centre. This has the potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling.
	<ul> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	(increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i>	0	0	0	
	reduce the risk of creating further contamination?	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid land take of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan	-	0	0	The site contains a small number of trees and some open space. The site therefore may have some ecological merits and provide habitats for wildlife. Adverse impacts on these habitats, including their fragmentation, can be avoided through mitigation measures adopted in the design phase.

	SHLAAGW004 (SHLAA 2014 Ref): Golds residential institution scheme	sworth House, Denton W	/ay, Wok	ing, GU2 <sup>,</sup>	1 3LG	
	<ul> <li>connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				<ul> <li>Where possible, habitats and habitat connections should be protected and enhanced.</li> <li>The residential development of the site would result in an increase in dwellings. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM may be required and will be determined on a case by case basis.</li> <li>Optimising/mitigating measures: Development proposals should seek to retain and improve natural features and habitat connections where possible. Open space should include landscape features which enhance biodiversity and connectivity to surrounding habitats.</li> </ul>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace	0	0	0	Redevelopment of the site will not have an impact on landscape or heritage assets.

		in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential institution development would be required to achieve the energy and water components of BREEAM 'very good'.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non- renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

		incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amountof waste produced percapita; increasepercentage ofrecycled/compostedwaste. Source: SurreyWaste Plan 2008, WokingInfrastructure DeliveryPlan 2011.Trends: increase inrecycling and composting;decrease in waste goingto landfill.	-	0	0	<ul> <li>The Council has effective measures, policies and guidance ir place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.</li> <li>Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> </ul>
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located adjacent to the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core	+	+	+	The site is within Goldsworth Park Local Centre, where shops and facilities are located. Bus routes and bus stops on Bampton Way facilitate sustainable travel to Woking Town Centre. Cycle routes and public footpaths are within 250m of the site. Any new development would be expected to contribute to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution (if required).

	<ul> <li>residential institution scheme</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Strategy Policy CS18. Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
Economic objectives: b	uulding a strong, responsive and competitive e					
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all		Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better	0	0	0	<ul> <li>Development would result in the loss of office floorspace within a Local Centre. However the site would continue to provide employment opportunities due to the proposed use. It is expected that the proposed use of the site would have a positive effect on the vibrancy and viability of Goldsworth Park Local Centre.</li> <li>Development in this location would continue to enable people to live near places of work.</li> <li>Although the type of employment will change from the existing to the proposed use, the neutral score reflects the retention of employment opportunities for local people in a Local Centre.</li> <li>Summary of optimising/mitigating measures: Retain employment opportunities in the Local Centre</li> </ul>

0.49 nectare site a r	esidential institution scheme	than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number				
		of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	0	0	0	Development could result in a small loss in employment/jobs subject to the amount of staff required for a new healthcare/hospice facility. However the site is currently vacant and the development of the site would provide a loca business with a site that would also support the vibrancy of the local centre. The loss of commercial floorspace against the provision of new employment opportunities is reflected in the neutral score.
Overall Conclusions Summary of Social	Contribution towards specialist housing requ	uirement:				
Impacts & Issues	Positive impact on health and well being; Excellent access to range of services and fa					

#### SITE/0005/GLDW, SHLAAGW004 (SHLAA 2014 Ref): Goldsworth House, Denton Way, Woking, GU21 3LG 0.49 hectare site a residential institution scheme

Summary of	Efficient use of brownfield land;	
Environmental	District Centre location promotes use of sustainable modes of travel.	
Impacts & Issues		
Summary of	Development would result in the loss of commercial floorspace but would continue to provide employment opportunities.	
Economic Impacts &		
Issues		

Summary of optimising/mitigating measures:

- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Development proposals should seek to retain and improve natural features and habitat connections where possible
- Open space should include landscape features which enhance biodiversity and connectivity to surrounding habitats
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features, to reduce surface water flood risk
- Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Retain employment opportunities in the Local Centre

#### Horsell Ward Site Appraisals

++ Very positive imp	++ Very positive impact + Positive impact 0 Neutral in		0 Neutral im	npact	oact - Negative impact		Very negative impact			I Effect depends on how allocation implemented	? Uncertain		
SITE/0038/HRLW, S 0.9 hectare site for		tial including Affo	ordable Housi	ing		r, Wokin	ig, GU21	4NQ					
SA Objective		Decision-making o	criteria	Indicators and targets S		Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	(justification of score + cumulative effects + mitigation				
			Social o	bjectives: sup	pjectives: supporting strong, vibrant and healthy communities								
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	f Would the development of the site / policy option: • facilitate meeting the Core Strategy allocation as a minimum? • provide high quality housing? • provide the right type and size of		from 2010- dwellings p of all new h affordable f 2027. Source: Cc Policies CS Improveme unfit homes Woking Ho 2011-2016 24 Gypsy a pitches fror +9 pitches 2040. Sou Traveller A Assessmen Trends: hot completions rise to pre-2 (upward tre Affordable	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward		+	+	<ul> <li>ities</li> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 67 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line wit Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> <li>Potential for site to provide homes for older people</li> </ul> </li> </ul>					
2. Facilitate the	Would t	the development of t	he site / policy	Targets: inc		+	+	+	Develop	ment will bring about posi	tive impact on health and		

	HLAAHOR001: Timber Yard, Arthurs E residential including Affordable Housi		r, Wokir	ng, GU21	4NQ	
improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> <i>and Performance Plan</i> <i>2013-14</i> Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				wellbeing by providing decent homes. Location adjacent existing recreation space at Horsell Moor (a protected urban open space).
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score. Optimising/mitigating measures: • Design of the development would have to take into

						<ul> <li>account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i>	-	-	-	<ul> <li>The site is located within:</li> <li>800-1200m access by foot to nearest centre</li> <li>0-1333m access by bicycle to nearest centre</li> <li>10-20 min distance to Woking town centre</li> <li>0-10 minutes to nearest railway station</li> </ul>

	GHLAAHOR001: Timber Yard, Arthurs E residential including Affordable Housi		r, Wokiı	ng, GU21	4NQ	
	<ul> <li>including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Trends: increased accessibility to local services by public transport over last three years.				<ul> <li>16-20 minutes walk to a secondary school</li> <li>6-10 minutes walk to a primary school</li> <li>0-5 minutes walk to a GP</li> </ul> The site is outside of the Town Centre and is beyond suitable walking distance (0-800m) of key services and facilities therein. The need to travel to access services and facilities would not be reduced. The development would help to support existing services and facilities in the community. Development on the site would result in the loss of employment (retail) floorspace, although this does not serve the everyday needs of the community. Site within Fibre Cable Consultation Zone. Overall, a negative impact in terms of this objective. Optimising/mitigation measures: <ul> <li>Design to address presence of fibre cables</li> <li>Improve access to key services and facilities</li> </ul>
	Environmental object	tives: protecting and enhancir	ng our nat	tural, built :	and histo	l pric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and	+	+	+	Comments: Site is existing previously developed land. Development would come forward only if the existing use is no longer required for its current purpose in the future (therefore vacant. The site is considered to be in a suitable location for residential development and may achieve the removal of a non-conforming use in a residential area. Note the east of the site adjoins the rear boundaries of properties 68-71 Horsell Moor. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use.

		exceeded.				Optimising/mitigating measures: Remediation of land, if required.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Site is within walking distance of Woking Town Centre. As such accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent/ good. Therefore opportunities to walk reduce likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development of the site could potentially remediate potential historic contamination on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG	0	0	0	<ul> <li>Previously developed site, no ecological designations.</li> <li>Optimising/mitigating measures:</li> <li>All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</li> <li>Site lies close to Basingstoke Canal (a Site of Nature Conservation Importance), however separated from this by Lockfield Drive.</li> <li>Location close to existing recreation space at Horsell Moor (a protected urban open space).</li> </ul>

	and/or creation of biodiversity?	provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy</i> <i>Policy CS20</i> Improved provision of open space. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	Site lies close to Basingstoke Canal (a Site of Nature Conservation Importance and a Conservation Area), separated from this by Lockfield Drive and dense tree belts therefore no direct impact on the setting. This is a prominent corner site, positive opportunity to improve the street-scene through a sensitive redevelopmer Optimising/mitigating measures: Design to sensitively address this prominent site; development must provide well-designed frontages to Lockfield Drive and Arthurs Bridge Road/Horsell Moor.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source:	0	0	0	The residential development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes depending on the siting and quantity of development. This will be determined on a case by case basis. The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development

to its impacts	residential including Affordable Housi • facilitate the generation/use of	Core Strategy Policy				Development of the site could potentially lead to an increase
to its impacts	<ul> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off- site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	energy and adapt to the impacts of climate change Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is

	residential including Affordable Housi	Plan 2011.				reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure	+	+	+	Comments: Although outside of a designated centre, the site lies within a reasonable walking distance of Woking Town Centre and associated services and facilities, including sustainable transport modes. Development in this location would promote sustainable forms of travel. Development would result in loss of a retail use but one that does not serve day to day needs. Optimising/mitigating measures: Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car.

SITE/0038/HRI W S	HLAAHOR001: Timber Yard, Arthurs E	Bridge Road/ Horsell Moo	r Wokin		4NO	
	residential including Affordable Housi		I, WORIN	y, GUZT		
		resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
	Economic ol	bjectives: building a strong, re	sponsive	and compe	etitive ec	οποπιγ
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and</i> <i>Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's	-	-	-	Development would result in the loss of an existing employment retail site. The loss will need to be justified

	HLAAHOR001: Timber Yard, Arthurs B		<sup>,</sup> Wokir	g, GU21	4NQ	
0.9 hectare site for	residential including Affordable Housir				•	
		population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i> <i>Development Strategy</i> <i>2012</i> Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	-	-	-	Development would result in the loss of an existing employment retail site. The loss will need to be justified
Summary of Social	Positive contribution towards bousing require	Overall Concl	usions			
Summary of Social Impacts & Issues	Positive contribution towards housing require Potential for site to provide homes for older p Positive impact on health and wellbeing Loss of employment retail facility.					
Summary of Environmental Impacts & Issues	Efficient use of brownfield land and developn Location promotes use of sustainable modes		ediation;			
Summary of Economic Impacts & Issues	Loss of an existing employment retail site.					
	/mitigating measures: using to be provided on site in line with Policy ( of dwellings types and sizes to address the na					

### SITE/0038/HRLW, SHLAAHOR001: Timber Yard, Arthurs Bridge Road/ Horsell Moor, Woking, GU21 4NQ 0.9 hectare site for residential including Affordable Housing

- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- Potential for site to provide homes for older people
- All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Improve access to key services and facilities
- Remediation of land, if required
- Design to address presence of fibre cables
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car
- Design to sensitively address this prominent site; development must provide well-designed frontages to Lockfield Drive and Arthurs Bridge Road/Horsell Moor
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	d healthy o	communit	lies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing and/or specialist housing. It is anticipated that the site would yield 34 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha s area, 40% affordable housing provision would be required.</li> <li>Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line w Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> <i>and Performance Plan</i>	+	+	+	Development will bring about positive impact on health and wellbeing by providing decent homes., potentially improving quality of life for older people. Location adjacent existing recreation space at Horsell Moor (a protected urban open space).

0.26 hectare site for residential including Affordable House         • improve accessibility to leisure and open space for informal and/or formal recreation?         3. Reduce         vulnerability to flooding and harm from flooding on public well-being, the economy and the environment         • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?         • reduce flood risk to the development?         • avoid an adverse impact on flood zones 3a and 3b?         • resolve an existing drainage problem?	2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutra impact in terms of this objective.         Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g general maintenance), followed by source control measures A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overal neutral score.         Optimising/mitigating measures:         • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage         • Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
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4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify an issues at this location.</li> <li>Development will have neutral impacts on this objective However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	-	-	-	<ul> <li>The site is located within:</li> <li>800-1200m access by foot to nearest centre</li> <li>0-1333m access by bicycle to nearest centre</li> <li>10-20 min distance to Woking town centre</li> <li>0-10 minutes to nearest railway station</li> <li>16-20 minutes walk to a secondary school</li> <li>6-10 minutes walk to a primary school</li> <li>0-5 minutes walk to a GP</li> </ul> The site is outside of the Town Centre and is beyond suitabl walking distance (0-800m) of key services and facilitie

						<ul> <li>therein. The need to travel to access services and facilities would not be reduced.</li> <li>The development would help to support existing services and facilities in the community.</li> <li>Development would result in loss of a retail use (laundry) serving day to day needs.</li> <li>Overall, a negative impact in terms of this objective.</li> <li>Optimising/mitigation measures: <ul> <li>Improve access to key services and facilities</li> </ul> </li> </ul>
	Environmental object	tives: protecting and enhancir	a our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	+	+	+	Comments: Site is existing previously developed land. Development would come forward only if the existing use is no longer required for its current purpose in the future (therefore vacant). Development will maximise the efficient use of land. The site is considered to be in a suitable location for residential development and may achieve the removal of a non-conforming use in a residential area. Note the southern site boundary adjoins the side boundary of 71 Horsell Moor. Optimising/mitigating measures: Remediation of land, if required.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an	0	0	0	Site is within suitable walking distance of Woking Town Centre. As such accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent/ good. Therefore opportunities to walk reduce likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts. Optimising/mitigating measures:

	<ul> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development of the site could potentially help to remediate historic contamination on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Site lies close to Basingstoke Canal (a Site of Nature Conservation Importance), however separated from this by Lockfield Drive and by residential properties. Therefore unlikely to have a direct impact. Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8). Location close to existing recreation space at Horsell Moor (a protected urban open space).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets	0	0	0	Site lies close to Basingstoke Canal (a Site of Nature Conservation Importance and a Conservation Area), separated from this by Lockfield Drive and residential properties, therefore no adverse impact on its setting This is a prominent corner site, positive opportunity to improve the street-scene through a sensitive redevelopment Optimising/mitigating measures: Design to sensitively address this prominent site; development must provide well-designed frontages to

	<ul> <li>conserve and/or enhance cultural assets?</li> </ul>	(4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally				adjacent stretches of Horsell Moor.
	• improve access to the natural and historic environment and cultural assets?	Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents				
		satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</li> <li>The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable</li> </ul>

	<ul> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>					Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).

	<ul> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	remains high. Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Comments: Although outside of a designated centre, the site lies within suitable walking distance of Woking Town Centre and associated services and facilities, including sustainable transport modes. Development in this location would promote sustainable forms of travel and reduce the need to travel. Optimising/mitigating measures:
	Economic ol	bjectives: building a strong, res	oonsive	and comp	etitive e	conomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	-	-	-	
stable levels of employment and	option: • encourage diversity and quality of	employment provision and job opportunities; increase				Development would result in the loss of an existing B1 employment site. The loss will need to be justified.

productivity, and	employment in the Borough?	access to and				
encourage high quality, low impact development and education for all	<ul> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between</li> </ul>	participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800				
	<ul> <li>education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> </ul>	population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered	-	-	-	Development would result in the loss of an existing B1 employment site. The loss will need to be justified.

	SHLAAHOR002: 73 Horsell Moor, Horsell, GU21 4NL
	or residential including Affordable Housing and/or Specialist Housing
	Iow UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually
	falling (except in Horsell). Overall Conclusions
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Potential for site to provide homes for older people; Positive impact on health and wellbeing; Loss of a laundry.
Summary of Environmental Impacts & Issues Summary of Economic Impacts & Issues	Efficient use of brownfield land and development will offer opportunity remediation; Location promotes use of sustainable modes of travel; Opportunity to improve the street-scene through a sensitive redevelopment. Loss of an existing employment site.
Summary of optimising Affordable ho Provide a mix Potential for : Flood Risk A Design of the Contribution Improve acce Remediation Design to sel Design of the Design of de adapt to the i Design of de dapt of the Design of the Des	dyamitigating measures: pusing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise (a of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) (b) site to provide homes for older people (c) seesment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan) (c) sees to design out crime and reduce the fear of crime. For example, designing in natural surveillance (c) to the findings of the forthcoming Preliminary Surface Water Management Plan) (c) sees to key services and facilities (c) for example, designing in natural surveillance (c) to the findings of the forthcoming Preliminary Surface Water Management Plan) (c) set to vards SPA mitigation (c) set to key services and facilities (c) fand, if required; (c) fand, if required; (c) satitively address this prominent site; development must provide well-designed frontages to adjacent stretches of Horsell Moor (c) development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features (velopment to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and mpacts of climate change (velopment should facilitate the reduction of waste and the recycling and composting of the waste produced (c) development would have to provide suitable wastewater and sewerage infrastructure (c) development would have to provide suitable wastewater and sewerage infrastructure (c) development floorspace will need to be justified.

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v		d healthy o	1	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. The site has a potential yield of 52 units (SHLAA, 2017).</li> <li>Development proposals are expected to provide a range of house types, tenures and sizes to meet local needs. There is potential to specifically provide specialist accommodation for older people – in this case, care and nursing homes (Use Class C2) are not required to provide affordable housing.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided if C3 Use in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Specialist housing to be provided if C2 Use in line with Policy CS13</li> <li>Site to provide high quality homes/units that meet the construction and design standards set out in th Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health ar wellbeing via providing decent homes, potentially for th elderly. The site is within walking distance of nearby green spaces such as Basingstoke Canal and Horsell Common, with their footpaths and cycle routes. It also benefits from close proximity to Woking Town Centre (10-20mins walking distance), Walton Road Neighbourhood Centre (5-10mins

	dential development including affordal open space for informal and/or formal					walking distance) and other local shops and services, which
	recreation?	Trends: 86.3% of people				encourages walking or cycling.
		describe their health as				
		good, higher than South				Optimising/mitigating measures:
		East and national average				Improve connectivity to urban area and spaces for
		(upward trend). Life				recreation, such as the Basingstoke Canal
		expectancy is increasing.				
		Death rates from heart				
		disease slightly lower than				
		national and regional levels, but from cancer				
		and stroke slightly higher				
		than national and regional				
		levels. Death rates from				
		heart disease and stroke				
		decreasing, and from				
		cancer static. Participation				
		in both health and				
		exercise activities has				
		significantly increased in				
		recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	+	+	+	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Whilst the site is locate within the Basingstoke Canal corridor, it is not located within area at risk of flooding from this source. The site is at risk of surface water flooding. All significant forms of development are required to incorporate appropriat sustainable drainage systems (SUDS) as part of an development proposals. If this is not feasible, the Council wit require evidence illustrating this (Policy CS9). Th incorporation of SUDS and reduction of impermeable har surfacing would help resolve existing drainage problems.
						<ul> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Careful layout of development to retain green infrastructure adjacent to watercourse – include a buffer</li> </ul>
						zone
1. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	0	0	0	Indices of Multiple Deprivation (IMD, 2015) does not ident
rime and social	option:	deprivation, crime, anti-				any issues at this location (the site is within the 20% lead
exclusion	<ul> <li>address issues of deprivation?</li> </ul>	social behaviour and		1	1	deprived neighbourhoods in the country).

	<ul> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul> <li>Development will have a neutral impact on this objective. However, careful design of the scheme could reduce the feat of crime.</li> <li>Property has been vacant for some time; loss of existing use would therefore have limited impact on this objective.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	0	0	0	<ul> <li>The site is within: <ul> <li>0-5mins walking distance to nearest GP</li> <li>10-20mins walking distance to Woking Town Centre</li> <li>adjacent to public footpath and cycle route along Basingstoke Canal</li> <li>within 250m of bus services and bus stops along Monument Road</li> <li>6-10mins walking distance to nearest Primary School</li> <li>21-25mins walking distance to nearest Secondary School</li> </ul> </li> <li>The site is within reasonable walking and cycling distance of local services and facilities, such as GPs, schools and shops – including a large supermarket at Lion Retail Park.</li> </ul>

	dential development including affordal					<ul> <li>Basingstoke Canal.</li> <li>The development would support existing services and facilities in the community.</li> <li>Overall a neutral score as accessibility to services and facilities would not be improved by developing this site.</li> <li>Optimising/mitigating measures: <ul> <li>Improve access to key services and facilities, and to open/green space for recreation</li> </ul> </li> </ul>
		tives: protecting and enhancir	ig our nat	ural, built a	and histo	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.	+	+	+	The site contains a purpose-built office building set within the Green Belt. It is currently vacant. Development would involve the replacement/partial replacement of this building, and would therefore support the use of and remediation of previously developed land and/or re-use of existing buildings
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective	0	0	0	Site is in good proximity to key services and facilities where sustainable modes of travel can be encouraged and the need to travel can be reduced. Any negative impacts on this objective would be insignificant e.g. noise from the industrial estate. The mitigation measures that will be introduced will neutralise any potential adverse impacts on this objective. <ul> <li>Incorporate mitigation measures into the design of the</li> </ul>
	<ul> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be				<ul> <li>Incorporate mitigation measures into the design of the building / layout to reduce noise from nearby industria estate</li> </ul>

	dential development including affordat	an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The site is not classified as high quality agricultural land. Historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site. If contamination were present it would be remediated as part of the construction process, thus contributing positively towards this objective. Optimising/mitigating measures: Further investigation into land contamination required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impact of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	-	0	0	<ul> <li>The site is just outside the main urban area, within land designated as Green Belt. The site is a mixture of previously developed land and greenfield land, with significant mature trees to the north and east of the site boundary. The site lies between the Basingstoke Canal SSSI and Woodham Common SNCI, and development could have a potentially harmful effect on the integrity of the nature conservation interests of these areas e.g. through increased recreation along the canal, from waste water, dust, fumes, waste materials and polluted run off or drainage, and lighting.</li> <li>Redevelopment of the site does, however, provide an opportunity to make a positive contribution to this objective through the creation of new green spaces and linkages to adjacent wildlife corridors and green infrastructure – such as that of Horsell Common and Basingstoke Canal. The site is within a Biodiversity Opportunity Area. Through careful landscaping and design, over time new/improved open spaces can introduce new habitats and increase connectivity between habitats.</li> <li>The residential development of the site would result in an increase in dwellings. As the majority of the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. C2 Use development may not be required to contribute, however, as it is unlikely that residents would recreate on the SPA.</li> <li>Optimising/mitigating measures: <ul> <li>Ecology assessment and trees are protected.</li> <li>Development proposals should seek to retain and</li> </ul> </li> </ul>

	dential development including affordat				<ul> <li>improve natural features and habitat connections where possible.</li> <li>Landscape scheme to Incorporate features into the design which enhance biodiversity and connectivity to surrounding habitats.</li> <li>Proposals to submit a Construction and Environment Management Plan to help protect adjacent important habitats and the species they support from the development process.</li> </ul>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.		-	<ul> <li>The site is designated as Green Belt and lies just outside the Urban Area of Woking. The site has not been identified in the Green Belt Boundary Review as suitable for removal from the Green Belt.</li> <li>The site lies within an Area of High Archaeological Potential (AHAP), and part of the site lies within a Scheduled Ancient Monument – a Bronze Age barrow. Any proposed new building is unlikely to cause harm to designated heritage assets through development within their setting that is greater than any harm caused by the existing building. However, there is potential for development proposals to cause harm to the eastern barrow through construction, demolition, ground works, additions and continued parking or vehicle movements on the monument.</li> <li>The site also lies within the Basingstoke Canal Corridor and Basingstoke Canal (East and West) Conservation Area.</li> <li>Development brings an opportunity to enhance the townscape character of the site compared to the existing building, through the removal/improvement of a building that fails to protect or enhance the character of the site, the Green Belt, or the heritage setting. It could also lead to the improved management of the neighbouring AHAP and monument.</li> <li>Optimising/mitigating measures: <ul> <li>Proposals to demonstrate that the openness and visual amenity of the Green Belt is protected through the form and design of replacement building(s) and all external areas as well as landscape works and planting.</li> <li>Heritage Statement and Archaeological Assessment to be submitted demonstrating how development - including additions such as boundary treatments, parking and refuge areas etc - will preserve and/or enhance the</li> </ul> </li> </ul>

	dential development including affordat					special features of the heritage assets and their setting. Assessments should demonstrate how development will avoid the boundary of the monument; and describe efforts that will be made to improve the overall appearance and setting of the monument e.g. through a heritage management plan and maintainence programme; and how construction phase will avoid damage to heritage assets.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core</i> <i>Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source:</i> <i>Core Strategy Policies</i> <i>CS9 &amp; CS22.</i> Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	+	+	+	<ul> <li>Redevelopment would offer the opportunity for a modern building to meet the energy and water efficiency standards of policy CS22.</li> <li>Carbon emissions will not be significantly different to those emitted through car use of previous users. The site offers good accessibility to most local facilities, therefore emissions from private car use will be minimalised.</li> <li>Development of the site could potentially improve the permeability/reduce the amount of hard landscaping, which will assist with climate change adaptation. Surface water runoff could also be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Overall a positive score reflecting the improvement in energy efficiency of the building stock; minimalisation of use of energy through design and occupation; improved landscaping which would support the co-ordination of green infrastructure and increased resilience to climate change through reduced/improved hard landscaping.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features.</li> <li>Design of development to achieve water and energy efficiency standards of policy CS22.</li> </ul> </li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i>	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The positive medium to long term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over time. In particular, there is often a shor

	lential development including affordat from nearby sources?					term lag between the adoption of the policy and guidance
	<ul><li>support lifestyles compatible with the objectives of sustainability?</li><li>provide land for allotments?</li></ul>	Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source:</i> <i>Water Framework</i> <i>Directive.</i> Decrease consumption of water to 105litres/person/day in homes. <i>Source: Core</i> <i>Strategy Policy CS22.</i> Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	+	+	+	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving water efficiency standards in policy CS22 of the Core Strategy. Redevelopment of the site provides an opportunity for remediation of contamination from previous industrial uses, which would support the improvement of water quality.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>A watercourse runs to the south of the site and there is the potential for water contamination during and post construction. Suitable mitigation measures will need to be implemented to prevent water resource pollution before construction commences.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to provide</li> </ul>

<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in	+	+	+	<ul> <li>The site is within reasonable walking distance and cycling distance of Walton Road Neighbourhood Centre and Woking Town Centre, as well as services and facilities (such as the GP surgery and primary school) within Maybury. The site is adjacent to the walking and cycling routes along Basingstoke Canal (the Saturn trail). A main bus route, with its bus stops runs along Monument Road, which is within walking distance of the site.</li> <li>Redevelopment of the site would be expected to improve provision for cycling.</li> <li>Redevelopment would be expected to contribute to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution.</li> <li>The overall good accessibility of the site by foot and bike to key local services and facilities is reflected in the positive score.</li> </ul>
	cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				Optimising/mitigating measures: Submit a Travel Plan setting out measures to achieve sustainable travel objectives
		sponsive	and comp	1	
<ul> <li>pption:</li> <li>encourage diversity and quality of employment in the Borough?</li> </ul>	employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and</i>	-	-	-	Redevelopment of this site would result in the demolition of 4/5 storey office building in B1 Use and the construction of a new building in either C2 or C3 Use. A residential care or nursing home would provide employment opportunities for local residents. However, a C3 Use development would result in a net loss of employment.
op • •	build the development of the site / policy tion: encourage diversity and quality of employment in the Borough? encourage provision of jobs accessible to local residents?	transport time of key services.         Economic objectives: building a strong, re         build the development of the site / policy tion:       Targets: increase employment provision and job opportunities; increase access to and participation in education.	transport time of key services.         Economic objectives: building a strong, responsive         build the development of the site / policy tion:         encourage diversity and quality of employment in the Borough?         encourage provision of jobs accessible to local residents?	transport time of key services.       transport time of key services.         Economic objectives: building a strong, responsive and comp ould the development of the site / policy tion:       Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and	transport time of key services.       transport time of key services.         Economic objectives: building a strong, responsive and competitive e         build the development of the site / policy tion:       Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and       -

	<ul> <li>dential development including affordate</li> <li>ensure the timely provision of</li> </ul>	(2012)				which seeks to retain employment uses in sustainable
	<ul> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				<ul> <li>which seeks to retain employment uses in sustainable locations. Due to the size and constraints of the site, it is unlikely that the site is suitable for a mixed use residential and employment scheme, therefore residential development would result in the loss of employment opportunities.</li> <li>Summary of optimising/mitigating measures: <ul> <li>Retain existing office/commercial floorspace and employment opportunities. To justify any loss of employment land, evidence should be submitted to demonstrate that the existing building is in a location unsuitable for the needs of modern business, in line with policy CS15.</li> </ul> </li> </ul>
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and	-	-	-	<ul> <li>Redevelopment of the site would lead to a loss of employment land which provides for the needs of businesses at an edge-of-centre location. This could have a negative impact on the vibrancy and viability of the Town Centre.</li> <li>Optimising/mitigating measures: <ul> <li>To justify the loss of employment land, evidence should be submitted to demonstrate that the existing building is in a location unsuitable for the needs of modern business, in line with policy CS15.</li> </ul> </li> </ul>

SHLAAHOR007: Br	itannia Wharf, Monument Road, Woking GU21 5LW
0.31ha site for resid	dential development including affordable housing or specialist accommodation
	B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in
	2013); retail vacancy rate in Town Centre continues to increase. Retail
	vacancy rates in other urban centres gradually falling (except in Horsell).
Overall Conclusions	
Summary of Social Impacts & Issues	The site could provide housing and associated benefits such as affordable housing or specialist housing, which is needed in the area; Positive health impacts due to provision of decent homes, potentially for the elderly, and proximity to walking/cycling routes for recreation e.g. along Basingstoke Canal; Opportunity to reduce surface water flood risk by introducing permeable surfacing/SUDS and reducing hard landscaping;
Summary of Environmental Impacts & Issues	Opportunity to support the use of and remediation of previously developed land; Potential exposure to noise from the nearby industrial estate; Opportunity to support the remediation of contaminated land if present on site; Potential adverse impacts on integrity of surrounding environmentally sensitive areas and their habitats, including an SSSI, SNCI, Common land, mature trees and canal corridor; Opportunity to enhance biodiversity on site and improve connectivity of habitats; Sensitive redevelopment can avoid adverse impacts on Green Belt landscape and enhance it through replacement of outmoded office building and reduction in harc landscaping; Potential adverse impacts on heritage assets and their settings, including the Schedule Ancient Monument and Area of High Archaeological Potential (AHAP), and the Basingstoke Canal Conservation Area. Although redevelopment of the site could enhance the landscape character in contrast to that contributed by the existing building, and lead to improve the energy and water efficiency of the building stock at this site, and improve permeability/reduce the amount of hard landscaping to improve resilience to climate change;
	Sustainably located within walking and cycling distance of Walton Road Neighbourhood Centre, Woking Town Centre, and local shops and services in Maybury, as well as cycle and bus routes to Town Centre - supports existing sustainable transport options.
Summary of	A C2 Use development would encourage provision of jobs in a nursing/care home which are accessible to local residents; Loss of employment land at edge-of-town location would need to be justified;
Economic Impacts & Issues	A residential site increases the supply of land for housing and plays a role in supporting vibrancy of local centres.
Summary of optimising Affordable ho Site to provide	/mitigating measures: using to be provided in line with Policy CS12 and/or specialist housing to be provided in line with Policy CS13 e high quality homes/units that meet the construction and design standards set out in the Core Strategy and relevant SPDs
<ul><li>Design of the</li><li>Careful layout</li></ul>	of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) development would have to take into account SuDS and provide suitable surface and foul water drainage of development to retain green infrastructure adjacent to canal – include a buffer zone as per Policy DM4 scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
•	scheme to seek to design out chine and reduce the real of chine. For example, designing in hatdrar surveillance ss to key services and facilities by improving connectivity to cycle routes and public footpaths
Noise Impact	Assessment to be conducted, identifying any necessary mitigation measures to address noise e.g. from nearby industrial estate e into account surface water flood risk and to incorporate measures to reduce any increased risk of flooding of adjacent land caused by development (e.g. Sustainab

## SHLAAHOR007: Britannia Wharf, Monument Road, Woking GU21 5LW 0.31ha site for residential development including affordable housing or specialist accommodation

- Conduct land contamination assessment and demonstrate how any contamination will be remediated as part of redevelopment scheme
- Conduct landscape assessment / ecological assessment / tree survey to determine levels of biodiversity and valuable landscape features on site and adjacent to site, taking into account that the site lies within a Biodiversity Opportunity Area
- Development proposals should seek to retain and improve natural features and habitat connections where possible
- Landscape scheme to incorporate features into the design which enhance biodiversity and connectivity to surrounding habitats
- Proposals to submit a Construction and Environment Management Plan to help protect adjacent important habitats and the species they support form the development process
- Proposals to demonstrate that the integrity, openness and visual amenity of the Green Belt is protected through the form and design of replacement building(s) and all external areas as well as landscaping works and planting
- Heritage Statement and Archaeological Assessment to be submitted demonstrating how development including additions such as boundary treatments, parking and refuge areas etc - will preserve and/or enhance the special features of the heritage assets and their setting. Assessments should demonstrate how development will avoid the boundary of the monument; and describe efforts that will be made to improve the overall appearance and setting of the monument e.g. through a heritage management plan and maintainence programme; and how construction phase will avoid damage to heritage assets
- Contribution towards SANG and SAMM of the SPA if appropriate
- Design of development to achieve water and energy efficiency standards in line with policy CS22, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change.
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
- Design of the development would have to provide suitable wastewater and sewerage infrastructure, and ensure Basingstoke Canal is protected from contamination.
- Submit a Travel Plan to enhance sustainable transport options.
- To justify the loss of employment land, evidence should be submitted to demonstrate that the existing building is in a location unsuitable for the needs of modern business, in line with Policy CS15.

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	porting strong, vibrant and healthy communitie					
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, specifically to meet the need for specialist housing. Provides an opportunity to provide appropriate housing to meet the needs of an ageing demographic profile It is anticipated that the site would yield a net additional 24 specialist C2 Use Class units (SHLAA, 2017).</li> <li>Optimising/mitigating measures:</li> <li>Remodelling of poorer quality specialist accommodation to accord with requirements of Policy CS13</li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing by providing decent homes., potentially improving quality of life for older people.

	r specialist accommodation (C2)					
	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Optimising/mitigating measures: • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<ul> <li>resolve all existing drainage problem?</li> <li>Would the development of the site / policy option: <ul> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul> </li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2015) does not identify any issues at this location.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community</li> </ul>	claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three	+	+	+	Redevelopment of the site would provide a fit-for-purpose local community health facility in the form of a care home thus improving access to care services in the local area.
	<ul><li>facilities?</li><li>help support the provision of religious cultural uses?</li></ul>	years.				
	es: protecting and enhancing our natural, built Would the development of the site / policy	t and historic environment Targets: 70% of new		<u> </u>	<u> </u>	Cite is evicting providually developed land. Dedevalopment
6. Make the best use of previously developed land and existing buildings	<ul> <li>would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy	+	+	+	Site is existing previously developed land. Redevelopment will maximise the efficient use of land as a higher density of care units would be provided.

		Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	An increase in care units at this site may result in a minor increase in traffic, but overall neutral impacts against this objective.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	<ul> <li>Development of the site could potentially help to remediate historic contamination on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use.</li> <li>Optimising/mitigating measures: Land contamination assessment and remediation of land, if required.</li> </ul>
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable	0	0	0	<ul> <li>The site is not located within or near to any designated landscapes of biodiversity value. Redevelopment of the site should take into account any habitats within the substantial grounds and seek to avoid adverse impacts on, and enhance, biodiversity.</li> <li>Optimising/mitigating measures: <ul> <li>All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8). Where relevant, the mobility of residents of care facilitie will be taken into account.</li> <li>Habitat Survey to be undertaken to demonstrate</li> </ul> </li> </ul>

	orsell Lodge Residential Care Home, Ke r specialist accommodation (C2)	ettlewell Hill, Woking GU	21 4JA			
	<ul> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	or declining in quality. Increasing SANG provision. Stable bird populations.				biodiversity interests would be conserved and enhanced.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	-	-	-	<ul> <li>The site is located in a low-density residential area in the Urban Area of the Borough. The property is an existing Locally Listed building designated for its architectural and historic significance. The building is set back and sits within an extensive plot bounded by mature trees and a brick wall. The mature trees at the site boundary are subject to a blanket Tree Preservation Order. A Grade II Listed Building is located on the opposide side of the road to the east.</li> <li>Redevelopment of the site would result in the demolition of a locally listed heritage asset.</li> <li>Optimising/mitigating measures: <ul> <li>Heritage Statement should demonstrate exceptional circumstances under which the demolition of a locally listed heritage asset can be justified, and addressing impact of proposed development on heritage assets and their setting.</li> <li>High standard of design for any replacement building, which respects the setting of nearby heritage assets and Arcadian landscape of the surrounding neighbourhood.</li> <li>Landscape proposals to demonstrate how trees and hedges of value will be conserved and/or enhanced, and to justify loss of any green infrastructure features.</li> </ul> </li> </ul>
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable	+	+	+	Replacement of the existing care home provides an opportunity to improve the energy and water efficiency of the building stock. A replacement building should meet the water and energy effifiency standards in policy CS22.
production of energy from low and zero carbon technologies	<ul><li>a help take advantage of passive solar gain through orientation?</li><li>help minimise the use of energy through design and occupation?</li></ul>	Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy				The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.

and renewable sources – and adapt	<ul> <li>reduce the emission of greenhouse gases?</li> </ul>	and water categories of Code Level 4. Source:				Optimising/mitigating measures:
to its impacts	<ul> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> </ul>	Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes				Design of development to achieve water and energy efficiency standards of policy CS22, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate
	<ul> <li>support the development of on or off- site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green</li> </ul>	(including SUDS). Source: Core Strategy Policies CS9 & CS22.				change
	<ul> <li>infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> </ul>	Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				
	<ul> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>					
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of developmen on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy an guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey	-	0	0	The Council has effective measures, policies and guidance place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through

		Infrastructure Delivery Plan 2011.				produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving equivalent Level 4 of the Code for Sustainable Homes.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in	0	0	0	The site is outside of a designated local centre but within reasonable walking/cycling distance of Woking Town Centre and other local shops and services. There is a public bus stop adjacent to the site. Although residents at a redeveloped care home are unlikely to travel independently, there will be a minor increase in the level of traffic due to the net increase in visitors and an increase in staff numbers. However, expansion and improvement of the existing care facility would reduce the need for those living in the Borough to travel to services further afield to meet their needs. Overall, a neutral impact. Optimising/mitigating measures: Travel Plan to set out how staff and visitors at a redeveloped site can use sustainable modes of transport.

	uilding a strong, responsive and competitive 6	cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.		
stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment</li> </ul>	employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2014/12); steach supply of		jobs accessible to local residents and enable local people to work near their homes.
	opportunities? <ul> <li>improve access to and participation in education?</li> </ul>	2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and		
		higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly		

		7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i> <i>Development Strategy</i> 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	0	0	0	Redevelopment of a C2 Use would not have a significant impact against this objective.
Overall Conclusions Summary of Social	Positive contribution towards housing requir	ement accommodating specif	ic demog	raphic page	ode (hom	pes for the elderly):
Impacts & Issues	Positive contribution towards hodsing require Positive impact on health and wellbeing by					
Summary of	Efficient use of brownfield land and develop	ment will offer opportunity for r	emediatio	on;		·
Environmental	Potential negative impacts on heritage asse				lly listed a	asset and impact on the setting of nearby Grade II listed
Impacts & Issues	building;					
	travel to a facility further afield.	C C				al need for specialist accommodation thus reducing the need
Summary of Economic Impacts & Issues	Positive impact on provision of jobs accessil	ble to local residents, enabling	local peo	ple to wo	rk near tl	heir homes.

## SHLAAHOR009: Horsell Lodge Residential Care Home, Kettlewell Hill, Woking GU21 4JA 0.47 hectare site for specialist accommodation (C2)

- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Land contamination assessment to demonstrate how land would be remediated if necessary
- All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8). Where relevant, the mobility of residents of care facilities will be taken into
  account
- Habitat Survey to be undertaken to demonstrate biodiversity interests would be conserved and enhanced
- Heritage Statement should demonstrate exceptional circumstances under which the demolition of a locally listed heritage asset can be justified, and addressing impact of proposed development on heritage assets and their setting
- High standard of design for any replacement building, which respects the setting of nearby heritage assets and Arcadian landscape of the surrounding neighbourhood
- Landscape proposals to demonstrate how trees and hedges of value will be conserved and/or enhanced, and to justify loss of any green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 4 equivalent, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Travel Plan to set out how staff and visitors at a redeveloped site can use sustainable modes of transport and reduce the need to travel by unsustainable modes

## Hoe Valley Ward Site Appraisals

++ Very positive impact	+ Positive impact	0 Neutral im	npact - Nega	tive impact	Ver	y negative	e impact	I Effect depends on how allocation implemented	? Uncertain
SITE/0022/KING, SHLA 0.19 hectare site for res		House, Elmb	ridge Lane, Kingfie	ld, Woking, G	U22 9AW	/			
SA Objective	Decision-making c	riteria	Indicators and tar	gets Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	(justifi	Commer cation of score + cumul measure	ative effects + mitigation
		Social o	bjectives: supporting s	trong, vibrant an		communit	ties		
sufficient housing which meets the needs of the community and which is at an affordable price	build the development of the tion: accilitate meeting the Corre- allocation as a minimum? provide high quality housin provide the right type and housing to meet local nee provide pitches for Gypsie Fravellers? support the delivery of ext enhanced sheltered accor support the provision of af housing? support the provision of Li o meet identified needs? provide appropriate prope change demographic prof	e Strategy ng? size of d? es and ra care or nmodation? fordable fetime Homes rties for a	Targets: 4,964 dwell from 2010–2027. 29 dwellings per annum of all new homes to 1 affordable from 2010 2027. Source: Core Strates Policies CS10 & CS Improvement to num unfit homes. Source Woking Housing Stra 2011-2016 24 Gypsy and Trave pitches from 2012-20 +9 pitches from 2022 2040. Source: Gyps Traveller Accommon Assessment 2012 Trends: housing completions beginnin rise to pre-2010 leve (upward trend). Affordable housing ta not being met (down trend). Number of househol Housing Register hig decreasing.	2 35% be to 2 2 2 2 2 2 2 2 2 2 2 2 2	+	+	requiren minimun 10 dwell square r Optimisi	ings (SHLAA, 2017) and a netres gross floorspace. ng/mitigating measures: Site to provide high quali construction and design Core Strategy and releva Provide a mix of dwelling	busing given national ed that the site would yield assumed less than 1,000 ty homes that meet the standards set out in the ant SPDs is types and sizes to al needs as evidenced in
2. Facilitate the Wo	ould the development of the		Targets: increased li	ie +	+	+	+ <u> </u>	ment will bring about posi	

<b>0.19 hectare site for</b> wellbeing of the population and reduce inequalities in health	<ul> <li>HLAAHOE004: EImbridge House, Elmbridge House, encourage health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average				Location close to and equidistant between a series of protected urban open spaces including Woking Park.
		(upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into</li> </ul> </li> </ul>

SITE/0022/KING, SH 0.19 hectare site fo	ILAAHOE004: Elmbridge House, Elmb r residential	ridge Lane, Kingfield, Wc	king, G	U22 9AV	<b>v</b>	water drainage
						<ul> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18	0	0	0	<ul> <li>The site is located within:</li> <li>400-800m access by foot to the Local Centre (within suitable walking distance)</li> <li>0-10min distance to Woking town centre</li> <li>0.4022m access by by binals to present centre</li> </ul>
	including education, employment, recreation, health, community services, cultural assets, historic environment?	Trends: increased accessibility to local services by public				<ul> <li>0-1333m access by bicycle to nearest centre</li> <li>10-20 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> </ul>

	<ul> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	transport over last three years.				<ul> <li>6-10 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> The site is outside of the nearest centre but is within reasonable walking distance of key services and facilities therein. Accessibility to the nearest village centre by bike and foot is also excellent (600 m walking distance). The need to travel to access services and facilities will be reduced. It has excellent accessibility to key local services (schools / Woking College, GP surgeries and to Woking Town Centre). The loss of the existing employment (office) use will have a negative impact, however it is situated in a relatively remote largely residential location for an office use and its loss is balanced by the neutral impact of the site's accessible location. The development would help to support existing services and facilities in the community. Overall, a neutral
	Environmental obiec	tives: protecting and enhancir	a our pot	ural built <i>i</i>	and histo	impact.
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core 	+	+	+	Site is existing previously developed land. Development will maximise the efficient use of previously developed land. Optimising/mitigating measures: Promote public transport, walking and cycling.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy	0	0	0	Site is within suitable walking distance of Kingfield Local Centre. As such accessibility to public transport and key services (e.g. schools, GP surgeries) by bike and foot is excellent/ good. Therefore opportunities to walk reduce likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise

	<ul> <li>AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				any potential negative impacts. Optimising/mitigating measures:
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development could potentially help remediate potential historic contamination on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8). Location close to and equidistant between a series of protected urban open spaces including Woking Park.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

SITE/0022/KING, SH	ILAAHOE004: Elmbridge House, Elmb	ridge Lane, Kingfield, Wo	king, G	U22 9AW	1	
0.19 hectare site fo Woking	<ul> <li>residential</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local	0	0	0	The residential development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes depending on the siting and quantity of development. This will be determined on a case by case basis. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.

0.19 hectare site fo	act as a carbon sink? • increase the resilience of the habitat to	CO2 emissions (to 2010); increase in sustainably				Optimising/mitigating measures: Design of the development to have regard to incorporation of
	<ul> <li>climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	constructed dwellings.				SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater,	Would the development of the site / policy option: • support the improvement of water quality?	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case

0.19 hectare site fo	ILAAHOE004: Elmbridge House, Elmb r residential	nuye Lane, Angheid, WC	ining, G	UZZ YAV	v	
and manage water resources sustainably	<ul> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				<ul> <li>basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key	+	+	+	Although outside of a designated centre, the site lies within a reasonable walking distance of Kingfield Local Centre. An at least hourly bus service operates on Elmbridge Lane. A cycle route runs close by. Development in this location would promote sustainable forms of travel and reduce the need to travel. Optimising/mitigating measures:

## SITE/0022/KING, SHLAAHOE004: Elmbridge House, Elmbridge Lane, Kingfield, Woking, GU22 9AW 0.19 hectare site for residential services. Economic objectives: building a strong, responsive and competitive economy Would the development of the site / policy 16. Maintain high and Targets: increase stable levels of option: employment provision and Redevelopment of the site would result in the loss of an employment and • encourage diversity and guality of iob opportunities: increase existing B1 employment site. However, the Employment productivity, and employment in the Borough? access to and Land Review Market Appraisal 2010 identified the site as one encourage high participation in education. to consider for release from employment use. In this context encourage provision of jobs accessible quality, low impact Source: NPPF and planning permission has been granted for the site's to local residents? Woking Economic development and redevelopment for residential use. • enable local people to work near their education for all Development Strategy homes? (2012) ensure the timely provision of infrastructure? Trends: gradually • support the implementation of increasing economically BREEAM? active population (51,800 support a better match between in 2012/13 from 51,000 in education and local employment 2011/12); steady supply of opportunities? jobs; decreasing number • improve access to and participation in of unemployment benefit education? claimants: increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no gualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13). 17. Provide a range Would the development of the site / policy Targets: increase in Redevelopment of the site would result in the loss of an of commercial option: registered businesses: existing B1 employment site. However, the Employment development • lead to the loss of viable decrease in amount of Land Review Market Appraisal 2010 identified the site as one vacant retail, commercial to consider for release from employment use. In this context opportunities to meet employment/jobs? planning permission has been granted for the site's the needs of the • deliver sufficient employment land? and industrial floorspace; economy and, in improve quality of office redevelopment for residential use. • provide for the needs of business in space. Source: Economic particular, support urban and rural areas (such as range of Development Strategy and enhance premises, land, infrastructure and 2012 economies of town. services)?

SITE/0022/KING, SH 0.19 hectare site for		oridge Lane, Kingfield, Woking, GU22 9AW
0.19 nectare site for district, local and neighbourhood centres	<ul> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).
		Overall Conclusions
Summary of Social Impacts & Issues	Positive contribution towards housing requir Positive impact on health and wellbeing; Positive impact in terms of access to service	es and facilities.
Summary of	Efficient use of brownfield land and develop	
Environmental Impacts & Issues	Location promotes use of sustainable mode	es of travel.
Summary of Economic Impacts & Issues		
Summary of optimising		
		nature of local needs as evidenced in latest SHMA (Policy CS11)
		coming Preliminary Surface Water Management Plan) ice the fear of crime. For example, designing in natural surveillance
•	of land, if required	
		of SuDS and other adaptation measures such as green infrastructure features
		omes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy
	he impacts of climate change	
		aste and the recycling and composting of the waste produced
<ul> <li>Design of the</li> </ul>	development would have to provide suitable v	wastewater and sewerage intrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and		1	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, but not Affordable Housing given national minimum threshold. It is anticipated that the site would yield 10 dwellings (SHLAA, 2017) and assumed less than 1,000 square metres gross floorspace.</li> <li>Optimising/mitigating measures: <ul> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing by providing decent homes. Location close to a protected urban open space, to the north at Kingfield. Also within 1.3km of borough wide leisure centre facility.

	r mixed use development to comprise open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has				
		significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any issues at this location. Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (retail). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty. Careful design of the scheme could reduce the fear of crime. Optimising/mitigating measures: Design of the scheme to seek to design out crime

	r mixed use development to comprise	claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police				and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and Council are dealing with anti-social behaviour and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Kingfield Local Centre</li> <li>0-10min distance to Woking town centre</li> <li>0-1333m access by bicycle to nearest centre</li> <li>20-30 minutes to nearest railway station</li> <li>0-5 minutes walk to a primary school</li> <li>6-10 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> Within the Neighbourhood Centre and is within reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be
						reduced. The site is currently vacant, one and two storey reta premises with some auxiliary commercial floorspace and ca parking. The development would re-provide retail use therefore neutral in this respect. The development would help to support existing services an facilities in the community.
	Environmental object	tives: protecting and enhancin	a our nat	ural, built a	and histo	ric environment
6. Make the best use	Would the development of the site / policy	Targets: 70% of new	<u>y our nut</u> +	+	+	Comments:
of previously developed land and	option: • support the use of and remediation of	residential development to be on previously				Site is existing previously developed land. Development wil maximise the efficient use of previously developed land.

existing buildings	r mixed use development to comprise previously developed land?	developed land between				
	<ul> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.				Optimising/mitigating measures: Promote public transport, walking and cycling
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	The site is located within the Kingfield Local Centre and has excellent accessibility to Woking Town Centre (0-10 minutes) and other local services and facilities. Therefore opportunities to walk reduce likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts. Optimising/mitigating measures:
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land	+	+	+	Development could potentially help remediate potential historic contamination on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use.
9. Conserve and enhance biodiversity	Would the development of the site / policy option: • avoid landtake of identified (including	contamination. Targets: maintain and enhance biodiversity. Source: Core Strategy	0	0	0	Remediation of land, if required. Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).

	protected) habitats?	Objectives (Surrey				
	<ul> <li>avoid fragmentation, and increase</li> </ul>	Biodiversity Action Plan				Location close to a protected urban open space, to the north
	connectivity, of habitats?	Targets under revision).				at Kingfield. Also within 1.3km of borough wide leisure centre
	avoid recreational impacts on habitats?	Trends: little change over				facility.
	<ul> <li>avoid adverse hydrological impacts on habitats?</li> </ul>	time. Majority of SSSIs in				
	<ul> <li>avoid the impacts of vehicle emissions</li> </ul>	'unfavourable but				
	on habitats?	recovering' condition;				
	avoid the impact of light on habitats?	majority of SNCIs stable				
	• preserve and protect existing habitats?	or declining in quality.				
	<ul> <li>provide opportunities for enhancement</li> </ul>	Increasing SANG provision. Stable bird				
	and/or creation of biodiversity?	populations.				
10. Conserve and	Would the development of the site / policy	Targets: preserve and	0	0	0	
enhance and where	option:	enhance cultural and				Development of this site will not have adverse impacts on
appropriate make	avoid adverse impacts on important	historic features. Source: Core Strategy				natural or heritage assets.
accessible for enjoyment the	landscapes? <ul> <li>conserve and/or enhance the Borough's</li> </ul>	Policy CS20				Positive opportunity to improve street scene in Local Centre.
atural, historic and	existing green infrastructure assets?	Improved provision of				
ultural assets and	conserve and/or enhance heritage	open space. Source:				
andscapes of	assets and their settings?	Core Strategy Policy				
Woking	<ul> <li>lead to the improved management,</li> </ul>	CS17				
	restoration and/or sensitive reuse of a	Trends: little change in				
	heritage asset or culturally important building?	status of heritage assets				
	conserve and/or enhance cultural	(4 Grade I, 10 Grade II*,				
	assets?	166 Grade II, 311 Locally				
	<ul> <li>improve access to the natural and</li> </ul>	Listed Buildings, 5				
	historic environment and cultural	Scheduled Ancient Monuments, 3 registered				
	assets?	parks and gardens, 25				
		Conservation Areas). No				
		historic landscapes				
		designated. Decline in				
		quality of Brookwood				
		Cemetery. Updated appraisals of				
		Conservation Areas				
		required.				
		Majority of residents				
		satisfied with cultural and				
		recreational facilities. No				
		development taking lace in areas of high				
		archaeological potential				

	ILAAHOE019: Sherpa House, Kingfield		, GU22	9EH		
0.09 hectare site for	r mixed use development to comprise					
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

	ILAAHOE019: Sherpa House, Kingfield r mixed use development to comprise		g, GU22	9EH		
		dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures:
		recycling and composting; decrease in waste going to landfill.				Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i>	+	+	+	Site lies within a Local Centre. An at least hourly bus service operates on Kingfield Road. Development in this location would promote sustainable forms of travel and reduce the need to travel. Optimising/mitigating measures:

0.05 nectore site io	r mixed use development to comprise network?	Plan 2011 & Core				
	<ul> <li>be accommodated within the existing public transport constraints?</li> </ul>	Strategy Policy CS18.				
	<ul> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				
	E concercio el	services.				
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Economic of Volume technology</li> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	bjectives: building a strong, re Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active	o 0	and comp 0	otitive ec	Mixed-use development will bring forward retail use on the ground floor, replacing the existing retail and promoting generation of jobs. Neutral impact.

		people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has				
		increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually	0	0	0	Mixed-use development will bring forward retail use on the ground floor, replacing the existing retail and promoting generation of jobs. Neutral impact.

0.09 hectare site fo	r mixed use development to comprise of residential and retail Accessible to local services and facilities.
Summary of	Efficient use of brownfield land and development will offer opportunity remediation;
Environmental	Local Centre location promotes use of sustainable modes of travel;
Impacts & Issues	Positive opportunity to improve street scene in Local Centre.
Summary of	
Economic Impacts &	
Issues	
Summary of optimising	/mitigating measures:
<ul> <li>Provide a mix</li> </ul>	of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<ul> <li>All housing al</li> </ul>	locations are required to make a contribution to avoid harm to the SPA (Policy CS8)
<ul> <li>Design of the</li> </ul>	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
Remediation	of land, if required
	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
<ul> <li>Design of dev</li> </ul>	elopment to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, ntation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
	elopment should facilitate the reduction of waste and the recycling and composting of the waste produced

Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social ol	bjectives: supporting strong, \	vibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy & Traveller Accommodation Assessment 2012	+	+	+	Development will contribute towards meeting overall housing requirement, including affordable housing. It will deliver a mi of housing types to meet local need. Yield is estimated to be 40 dwellings (SHLAA, 2017).
		Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.				
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source:</i> <i>Woking Service and Performance</i> <i>Plan 2013-14</i>	+	+	+	Development will have positive impacts on health and wellbeing by providing descent homes.
		Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than				

		national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	The proposal will have neutral effect on this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	Development will have neutral impacts on this objective. However, careful design of the scheme will reduce the fear of crime.
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation,</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased	-	-	-	Development will lead to a significant loss of community facilities without a clear indication of where they can be relocated. The site is within reasonable walking distance to services and facilities and there is scope to reduce the need to travel by car. Nevertheless, this will not be enough to

	health, community services, cultural assets, historic environment?	by public transport over last three years.				
	<ul> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>					
		tives: protecting and enhancin	a our nat	tural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of newresidential development to beon previously developed landbetween 2010 and 2027.Source: Core Strategy PolicyCS10.Economic development to bedirected to urban centres andemployment areas. Source:Core Strategy ObjectivesIndicative density rangesgiven in Core Strategy PolicyCS10.	+	+	+	The development will enable the use of previously development land.
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	The proposal will have neutral effect on this objective
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential	+	+	+	The development of the site will help remediate any historica contamination of the site.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase</li> </ul>	land contamination. Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).	0	0	0	Proposal will have neutral effect on this objective.

	<ul> <li>connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	Proposal will have neutral effect on this objective.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 &	+	+	+	Site is within reasonable walking distance to services and facilities. There is scope to reduce the need to travel by car and consequently, reduce the causes of climate change.

SITE: Woking Footbal	II Club, Woking Gymnastic Club and Wokir	g Snooker Club, Westfield	Avenue, (	GU22 9AA	A (SHLA	A N/A)
	<ul> <li>CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel example SA45</li> </ul>	CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>travel covered by SA15</li> <li>Would the development of the site / policy option: <ul> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul> </li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy</i> <i>CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy</i> <i>Policy CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	-	+	+	Planning policy requirements will allow for the development to have positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The Climate Change SPD encourages developers to use locally sourced material to minimise impact of development on use of resources. Any short term adverse impacts can be mitigated in the medium to long term.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household waste that is generated from new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However, through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	The proposal will have neutral effect on this objective.
15. Reduce the need	Would the development of the site / policy	Targets: decrease travel by	+	+	+	The site is within reasonable walking and cycling distance to

SITE: Woking Footba	ll Club, Woking Gymnastic Club and Wokir	ng Snooker Club, Westfield	Avenue,	GU22 9A/	A (SHLA	A N/A)
to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time				services and facilities, and as such there is scope to reduce the need to travel by car and promote walking and cycling.
		of key services.		I		
		bjectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people	0	0	0	Proposal will have neutral effect on this objective.

		with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rates in other urban centres gradually falling (except in Horsell).	0	0	0	Proposal will have neutral effect on this objective.
		Overall Concl				4
Summary of Social Impacts & Issues	The site could provide housing and associa Loss of community facilities.	ied denetits such as affordable	nousing,	which is i	needed II	n me area;
Summary of Environmental Impacts & Issues						
Summary of Economic Impacts & Issues	A residential site increases the supply of lar	d for housing and plays a role	in suppo	rting the lo	ocal econ	lomy.

SA Objective	opment to include replacement community Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and		communit	ies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies</i> <i>CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking</i> <i>Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller</i> <i>Accommodation Assessment</i> <i>2012</i> Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	++	++	<ul> <li>Development would make a significant contribution towards meeting overall housing requirement, including affordable housing. It will deliver a mix of housing types to meet local need.</li> <li>Based on the SHLAA (2017), the site could yield 40 dwellings. Based on developer proposals (July 2018) the site could yield 992 dwellings. A single rather than double positive is indicated in the short-term, recognising that relatively fewer dwelling completions are typically delivered during the earliest phase of construction.</li> <li>Optimising/mitigating measures: <ul> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Affordable housing to be provided on site in line wi policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source:</i> <i>Woking Service and Performance</i> <i>Plan 2013-14</i> Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower	+	+	+	Development will have positive impacts on health and wellbeing by providing descent homes, and improved accessibility to leisure space

SITE: SHLAAHOE001	(extended site): Woking Football Club, Kir	ngfield Road, Woking GU22	9AA			
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	facility, residential accomm than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	odation a	0	0	The proposal will have a neutral effect on this objective. All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9). Optimising/mitigating measures: • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp; Performance Plan 2013-14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and	+	+	+	<ul> <li>Development will have neutral impacts on this objective. However, careful design of the scheme will reduce the fear of crime.</li> <li>Development at the proposed scale is anticipated to have a regenerative impact within this urban area, and therefore would have a positive impact in reducing poverty and social exclusion.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

	pment to include replacement community	crime.				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source: Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	Development would provide scope to reduce the need to travel by car. The development would result in improved community facilities – i.e. the replacement stadium – thus improving access to such a facility and supporting existing community facilities. The proposal would involve the loss of a snooker club and private members' leisure facility. In accordance with policy CS19 alternative facilities will need to be provided.
						facilities in accordance with policy CS19
	Environmental object	ives: protecting and enhancir	ng our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy</i> <i>CS10.</i> Economic development to be directed to urban centres and employment areas. <i>Source:</i> <i>Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	+	+	+	Redevelopment of the site would support the use of and remediation of previously development land, and support higher density development and a mix of uses.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	-	-	There is potential for noise and light pollution as a result of the activities on the site. Any development will have to built ir sufficient mitigation to minimise both noise and light pollution
8. Reduce land contamination and safeguard	Would the development of the site / policy option: • avoid development on Agricultural Land	Targets: reduce land contamination and avoid development on Grade 1, 2	+	+	+	The proposal offers the opportunity to remediate any historic contamination on the site.

	(extended site): Woking Football Club, Ki	ingfield Road Weking CU22	0 ^ ^			
	opment to include replacement community			and retail	and/or o	commercial uses
agricultural soil quality	<ul> <li>classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> </ul>	or 3a agricultural land. Source: NPPF.				
	<ul> <li>reduce the risk of creating further contamination?</li> </ul>	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	The proposal will have neutral effect on this objective. Optimising/mitigating measures: A tree survey should be undertaken to assess the value of any existing trees; An ecological assessment may be required. All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment of the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	The proposal will have neutral effect on this objective.
11. Reduce the	Would the development of the site / policy	Targets: decrease in carbon	+	+	+	Site is within reasonable walking distance to key services

	(extended site): Woking Football Club, Kir opment to include replacement community			nd retail	and/or c	ommercial uses
causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA15</li> </ul>	emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>and facilities and has the potential and has scope to reduce the need to travel by car. Consequently, this will reduce the causes of climate change.</li> <li>Redevelopment of the site offers an opportunity to improve the energy and water efficiency of the existing building stock.</li> <li>For a development of this scale, there may be an opportunity to support the development of on-site CHP.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable</li> <li>Homes Level 4 equivalent and BREEAM 'very good' for nonresidential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> <li>Undertake feasibility study for connection to CHP network</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy</i> <i>CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy</i> <i>Policy CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	-	+	+	Planning policy requirements will allow for the development to have positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The Climate Change SPD encourages developers to use locally sourced material to minimise impact of development on use of resources. Any short term adverse impacts can be mitigated in the medium to long term.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household waste that is generated from new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However, through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of

	pment to include replacement community					waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	The proposal will have a neutral effect on this objective. Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	The site is in reasonable walking distance to key services and facilities and has the scope to reduce the need to travel by car. It is proposed that commercial and/or retail uses be delivere as part of the scheme, thus improving proximity of existing residents to shops and services.
	Economic ol	bjectives: building a strong, re	sponsive	and comp	petitive e	
16. Maintain high and stable levels of employment and productivity, and encourage high	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development	+	+	+	Redevelopment provides opportunity for an increase in commercial floorspace, including retail, and community uses and therefore would generate a significant number of jobs, in a variety of fields.

SITE: SHLAAHOE001	(extended site): Woking Football Club, Kir	ngfield Road, Woking GU22 9A	A		
	pment to include replacement community			tail and/or	commercial uses
quality, low impact	local residents?	Strategy (2012)			
quality, low impact development and education for all	<ul> <li>local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has			
		increased by 1,100 in one			
		year and makes up nearly 7%			
		of the Borough's population			
17 Drovido o rongo	Would the development of the site / policy	(2012/13). Targets: increase in	+ +		Mixed-use development would bring forward commercial
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>volid the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rates in other urban centres gradually falling	+ +	+	Mixed-use development would bring forward commercial development, including retail and community facilities (the replacement stadium)
		(except in Horsell). Overall Conclus	sions		

SITE: SHI AAHOE001	(extended site): Woking Football Club, Kingfield Road, Woking GU22 9AA								
	pment to include replacement community facility, residential accommodation and retail and/or commercial uses								
Summary of Social	The site could provide a significant amount of housing and associated benefits such as affordable housing.								
Impacts & Issues	mproved access to a valuable community facility, but loss of existing community leisure facilities;								
	Positive impact on health and wellbeing.								
Summary of	Efficient use of brownfield land;								
Environmental	Potential noise and light pollution;								
Impacts & Issues	Potential for CHP on-site.								
Summary of	Mixed-use development would provide a range of commercial development opportunities to meet the needs of the economy, and maintain high levels of								
Economic Impacts &	employment;								
Issues	A residential site increases the supply of land for housing and plays a role in supporting the local economy.								
Summary of optimising	/mitigating measures:								
<ul> <li>Affordable hou</li> </ul>	using to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise								
<ul> <li>Provide a mix</li> </ul>	of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)								
Design of the	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features								
<ul> <li>Design of the</li> </ul>	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance								
	elopment to achieve Code for Sustainable Homes Level 4 equivalent and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of m, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change								
	elopment should facilitate the reduction of waste and the recycling and composting of the waste produced								
	development would have to provide suitable wastewater and sewerage infrastructure								
	essment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;								
	isibility study for connection to CHP network.								
	maximise commercial development on the site								
	<ul> <li>Loss of existing community facilities (snooker club and leisure centre) to be justified</li> </ul>								
	All new housing required to make contribution to mitigation against the SPA								
	Redevelopment may require a tree survey and ecological assessment								
	nt to meet all relevant sustainable construction and design standards set out in the Core Strategy and SPDs								
	<ul> <li>Any proposal to develop the site should include appropriate mitigation to minimise noise and light pollution</li> </ul>								

• Justification of loss of existing community facilities in accordance with policy CS19

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	porting strong, vibrant and healthy communitie					
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 11 dwellings (SHLAA, 2017).</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line wit Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes which meet local need Although the development would lead to a reduction of open space, the land is not maintained as recreational space (formal or informal) or public open space and is regularly used for informal parking.

	r residential development including af open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place, and will therefore have a neutral impact in terms of this objective.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul> </li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Vould the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2015) does not identify any issues at this location (it is amongst the 30% least deprived neighbourhoods in the country).</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

0.93 hectare site fo	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> </ul>	claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within: • 0-5 minute walk to Old Woking Neighbourhood Centre • 20-30 minutes walk of Woking Railway Station • 6-10 minute walk to a primary school • 6-10 minute walk to a secondary school • 6-10 minute walk to a secondary school • Adjacent to higher education facility • Adjacent to community centre • 6-10 minute walk to a GP • within 250m of cycle route and public footpath • within 250m of bus services and bus stops
	<ul> <li>help support the provision of religious cultural uses?</li> </ul>					The site is within reasonable walking distance of a number of key services and facilities, including those adjacent to the site and those in Old Woking Neighbourhood Centre. Residential development would help to support existing services and facilities in the community.
Environmental objectiv	es: protecting and enhancing our natural, buil					
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to	-	-	-	<ul> <li>Development of the site would result in the loss of greenfield land (although the open space is considered to have limited public and visual amenity value).</li> <li>Optimising/mitigation measures: <ul> <li>Design of development to enhance the remaining open space to accord with policy CS17</li> </ul> </li> </ul>

	<ul> <li>(including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Old Woking Neighbourhood Centre is located within reasonable walking and cycling distance of the site, and a number of facilities are adjacent to the site. Access to these facilities should reduce the need to travel by car and have a neutral impact on air quality. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	The impacts on this objective is predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in	-	0	0	<ul> <li>The open space predominantly comprises areas of rough grass, with four trees on the easternmost parcel of land.</li> <li>There may be short-term adverse impacts due to the loss of open space, but over time there is an opportunity for any landscaping associated with development to mature and enhance the ecological value of the area.</li> <li>Optimising/mitigation measures:</li> <li>All housing allocations are required to make a</li> </ul>

SHLAAHOE011: Ce 0.93 hectare site fo	<ul> <li>entral Reservation opposite Woking Sizer residential development including affinition on habitats?</li> <li>avoid the impact of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	kth Form College, Rydens fordable housing unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	s Way, C	Did Wokii	ng GU2	<ul> <li>2 9DL</li> <li>contribution to avoid harm to the SPA (SANG and SAMM).</li> <li>A tree survey should be undertaken to assess the value of existing trees. Design should seek to retain existing trees of value where possible.</li> <li>An ecological assessment should determine levels of biodiversity present on site, and to propose any necessary mitigation measures.</li> <li>Design of development to consider how landscaping can connect to wider green infrastructure network (and thus preserve connectivity of habitats)</li> </ul>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.		0	0	Development would result in the loss of a green infrastructure asset, albeit of low public and visual amenity value. There may be short-term adverse impacts due to the loss of a green infrastructure asset; but once any landscaping included within the development scheme matures (such as tree planting) there is an opportunity for the Borough's green infrastructure to be enhanced. The development should not have any impact on heritage or culturally important buildings. Optimising/mitigation measures: Design should seek to retain existing green infrastructure (GI) assets of value and to provide new GI assets in any landscaping scheme.
11. Reduce the	Would the development of the site / policy	Targets: decrease in	0	0	0	Development will lead to neutral impacts – planning policy

SHLAAHOE011: Ce	ntral Reservation opposite Woking Six r residential development including aff	th Form College, Rydens	Way, O	ld Wokir	ng GU22	2 9DL
causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>requirements will ensure new residential development achieves water and energy efficiency measures equivalent to Code Level 4; and that adaptation measures such as SuDS avoid increased surface water runoff.</li> <li>The site offers good accessibility to most local facilities – both adjacent to the site and in the nearby Neighbourhood Centre. This should reduce the need to travel by car and thus minimise emissions.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve water and energy efficiency requirements, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul> </li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates). Targets: decrease amount	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

generation and	r residential development including af	of waste produced per				place to reduce the amount of household and trade waste
disposal and achieve sustainable management of waste	<ul> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in				that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures:
		recycling and composting; decrease in waste going to landfill.				Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Code Level 4 equivalent standards.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> <li>Mitigation measures to ensure watercourse does not become contaminated</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of	+	+	+	The site is within 5 minutes walking distance of the Neighbourhood Centre. It is also adjacent to a number of community facilities and services. The need to travel by unsustainable modes of transport is therefore reduced. Development of the site provides an opportunity to improve the safety of the transport network and thus improve accessibility to the Community Centre, College and the wider neighbourhood – the carriageway on Rydens Way is narrow making on-street parking difficult and exacerbating parking pressure in the area. Optimising/mitigating measures: • Transport assessment to consider highway works to

	<ul> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				<ul> <li>improve accessibility to local facilities and services.</li> <li>Creation of footpaths across the site to improve accessibility to local facilities and to improve pedestrian permeability and safety</li> </ul>
Economic objectives: b	uilding a strong, responsive and competitive e					
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of	0	0	0	No direct relevance.

17. Drovido o rongo	r residential development including aff	people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).	0	0	0	Development would support the vibroney of the	
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i> <i>Development Strategy</i> <i>2012</i> Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	0	0	0	Development would support the vibrancy of the Neighbourhood Centre through an increase in footfall and better connectivity, but not of a significant enough scale to lead to notable positive impacts.	
Overall Conclusions Summary of Social	Positive contribution towards housing require	ement:					
Impacts & Issues	Positive impact on health and wellbeing.	sinont,					
Summary of	Loss of open space and mature trees – this	will need to be justified:					
Environmental		win need to be justified,					
Impacts & Issues	Possibility to enhance green infrastructure;						
	Proximity to Neighbourhood Centre location promotes use of sustainable modes of travel; Possibility to improve walking and cycling routes, and improve safety of the highway thereby improving accessibility to local facilities.						

## SHLAAHOE011: Central Reservation opposite Woking Sixth Form College, Rydens Way, Old Woking GU22 9DL 0.93 hectare site for residential development including affordable housing

Summary of Residential development can support the vibrancy of the nearby Neighbourhood Centre and community facilities.

## Issues

Summary of optimising/mitigating measures:

- Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Ecological assessment to determine ecological value of site and propose any mitigation and enhancement measures;
- The landscape scheme should aim to enhance remaining open space and incorporate new and improved green infrastructure features, which should connect to wider green infrastructure network
- Transport Assessment and Travel Plan required to determine impact of development on transport network, propose any necessary mitigating measures and opportunities to minimise car use, seek to improve highway safety and pedestrian / cycling permeability of site and connectivity to local facilities and services
- The redevelopment of open space and the potential loss of mature trees will need to be justified and relevant surveys undertaken/submitted.
- All housing developments are required to make a contribution to avoid harm to the SPA
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development to have regard to incorporation of SuDS and provide suitable surface and foul water drainage
- Design of development to achieve water and energy efficiency requirements, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	porting strong, vibrant and healthy communitie					
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement. It is anticipated that converstion would yield 1 dwellings (SHLAA, 2017).</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12 (unless permitted development)</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> <i>and Performance Plan</i> 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes which meet local need Development will encourage healthy lifestyles where residential is close to services and facilities within the centre

	r conversion to residential use open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	-	-	-	<ul> <li>The majority of the site lies within Flood Zone 2 where development would be at risk of flooding or would exacerbat the risk of flooding.</li> <li>Applications or allocations within Flood Zone 2 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test) However, applications for replacement properties in these locations will be considered providing that there is a similar or reduced built footprint and measures to reduce flood risk will be expected. The aim of the policy is not to predudice redevelopment of existing buildings if it will not lead to an intensification of development which will adversely impact or flooding. Consequently a like for like replacement of existing buildings will not be resisted.</li> <li>All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).</li> <li>Optimising/mitigating measures:     <ul> <li>Flood Risk Assessment and/or Flood Risk</li> </ul> </li> </ul>

	r conversion to residential use					<ul> <li>Management Plan to ensure change of use will not increase the risk of flooding to residents on the site and the surrounding area due to the increase in classification of vulnerability;</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	Indices of Deprivation (IMD, 2015) does not identify any issues at this location. Development will have a neutral impact on this objective, although careful design of the scheme could reduce the fear of crime. Optimising/mitigating measures: • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment,</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased	+	+	+	<ul> <li>The site is located within:</li> <li>0-5 minute walk to Old Woking Neighbourhood Centre</li> <li>10-20 minutes walk of Woking Town Centre</li> <li>6-10 minute walk to a primary school</li> <li>6-10 minute walk to a secondary school</li> <li>6-10 minute walk to a GP</li> </ul>

	osvenor Court, Hipley Street, Old Wok	ing GU22 9LP				
0.16 hectare site fo	<ul> <li>r conversion to residential use</li> <li>recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	accessibility to local services by public transport over last three years.				<ul> <li>within 250m of cycle route and public footpath</li> <li>within 250m of bus services and bus stops</li> </ul> The site is within reasonable walking distance of a number of key services and facilities, including those along High Street and those in Old Woking Neighbourhood Centre to the east, and Kingfield Local Centre to the west. Residential development would help to support existing services and facilities in the community.
Environmental objectiv	es: protecting and enhancing our natural, buil	t and historic environment	I		I	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing brownfield site. Redevelopment will encourage the re-use of existing buildings.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	exceeded.Targets: improve airquality. Source: Air QualityProgress Report 2014Maintain low levels of lightand noise pollution.Source: Core StrategyObjectiveTrends: one AQMA(increasing trend), and anair quality "hot spot" atConstitution Hill area.Light pollution is notcurrently considered to bean issue in the Borough.	-	-	-	<ul> <li>East of the site, fronting Hipley Street, is an existing commercial unit. Development could be vulnerable to noise pollution.</li> <li>Optimising/mitigation measures: <ul> <li>Noise assessment to be carried out to determine, and mitigate if necessary, noise pollution from surrounding commercial uses.</li> </ul> </li> </ul>

	rosvenor Court, Hipley Street, Old Wok or conversion to residential use	ing GU22 9LP				
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations. Optimising/mitigating measures: All housing developments are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25	0	0	0	Neutral impacts against this objective.

	osvenor Court, Hipley Street, Old Wok r conversion to residential use	ing GU22 9LP				
		Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	+	+	+	Redevelopment offers opportunity to increase efficiency of older building stock in line with energy and water efficiency requirements in policy CS22. The site offers good accessibility to most local facilities, and sustainable modes of transport, and should not result in increased emissions from transport. Optimising/mitigating measures: Design of the development to incorporate water and energy efficiency measures.
12. Reduce the impact of consumption of	Would the development of the site / policy option: • incorporate sustainable design and	Targets: increase use of locally produced resources. <i>Source: Core</i>	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.

	osvenor Court, Hipley Street, Old Wok r conversion to residential use	ing GU22 9LP				
v. To nectare site to resources by using sustainably produced and local products	<ul> <li>conversion to residential use</li> <li>construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Strategy Policy CS22. All residents to have access to allotment within 800m of home. Source: Core Strategy Policy CS17. Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments. Optimising/mitigating measures: Design of the development to incorporate sustainable design and construction techniques and support use of local resources in line with policy CS22 and Climate Change SPD.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	aggregates).Targets: decrease amountof waste produced percapita; increasepercentage ofrecycled/compostedwaste. Source: SurreyWaste Plan 2008, WokingInfrastructure DeliveryPlan 2011.Trends: increase inrecycling and composting;decrease in waste goingto landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	Planning policy requirements should ensure the development achieves efficient use of water (policy CS22). Existing wastewater and sewerage infrastructure would not be affected by redevelopment to residential use. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).

SHLAAHOE012: Gr	osvenor Court, Hipley Street, Old Wok	ing GU22 9LP				
	<ul> <li>r conversion to residential use</li> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	The site lies within good proximity to Local and Neighbourhood Centres. It is close to a range of services and facilities. Public transport is highly accessible. It would therefore promote sustainable forms of travel and reduce the need to travel. Change of use to residential is likely to lead to a reduction in vehicular movements associated with the site.
Economic objectives: b	building a strong, responsive and competitive					
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012)	-	-	-	The building was last in B1a office use. Conversion to residential use would lead to a loss of jobs accessible to local residents. This would conflict with Core Strategy Polices CS3 and CS15 which seek to retain employment uses in sustainable locations. Optimising/mitigating measures: Retain existing office/commercial floorspace and employment opportunities

<u>0.16 hectare site fo</u>	<ul> <li>r conversion to residential use</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for	-	-	-	<ul> <li>The building was last in B1a office use. Conversion to residential use would lead to a loss of employment land for start-up and local businesses in the Borough.</li> <li>The site is located within Old Woking Industrial Estate which is safeguarded for B class uses as per policy CS15, unless i can be shown that i) existing use of the site causes harm to amenity and/or ii) it can be demonstrated that the location is unsuitable for the needs of modern business. Conversion to residential use would lead to the loss of safeguarded employment land.</li> <li>Optimising/mitigating measures: <ul> <li>Loss of employment will need to be justified</li> </ul> </li> </ul>

	commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).
	Overall Conclusions
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing; Site is within Flood Zone 2 – but conversion to residential will retain existing built footprint; Good accessibility to services and facilities.
Summary of	Efficient use of brownfield land;
Invironmental	Potential for prospective residents to be explosed to noise pollution;
mpacts & Issues	Location promotes use of sustainable modes of travel – can make best use of existing transport infrastructure; Opportunity to improve energy and water efficiency of existing building stock.
Summary of	Negative impacts due to loss of employment use.
Economic Impacts &	
ssues	
	g/mitigating measures:
	ousing to be provided on site in line with Policy CS12 (unless permitted development) de high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
	x of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
	e development would have to take into account SuDS and provide suitable surface and foul water drainage
	ssessment and/or Flood Risk Management Plan to ensure change of use will not increase the risk of flooding to residents on the site and the surrounding area due to in classification of vulnerability;
	e scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
-	
	sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use; development is required to make contribution to avoid harm to the SPA
	oise impact assessment, focussing on noise from commercial uses
	evelopment to achieve water and energy efficiency requirements, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy
	the impacts of climate change
	velopment should facilitate the reduction of waste and the recycling and composting of the waste produced
	e development would have to provide suitable wastewater and sewerage infrastructure
	e development to incorporate sustainable design and construction techniques and support use of local resources in line with policy CS22 and Climate Change SPD
	ent to residential uses at this location would need to justify the loss of employment floorspace in line with Policy CS15

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0-	Mediu m- term	Long -term 20+yr	Comments (justification of score + cumulative effects + mitigation measures)
			5yrs	5- 20yrs	s	
	porting strong, vibrant and healthy communitie	S				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027.Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-201624 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012Trends: housing completions beginning to rise to pre-2010 levels (upward trend).	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 32 dwellings (SHLAA, 2017).</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> </ul>	Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing. Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes which meet local need.

	r residential development including aft open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	+	+	+	The large majority of the site is located within Flood Zone 1 where development is recommended to take place. Very small portions of the site lie within Flood Zone 2; and the south/south west/western boundary of the site is adjacent to land falling within Flood Zone 3. Applications or allocations within Flood Zone 2 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test). A site-specific Flood Risk Assessment is required for all proposals for new development (including minor development and change of use) in Flood Zones 2 (NPPF, para. 103). Development should be located within Flood Zone 1 only, this would ensure the development would not exacerbate flood risk elsewhere. Opportunity to demolish existing building currently partially located within Flood Zone 2; as well as reduce impermeable surfacing currently used for car sales showroom; and provide an improvement in the flood water storage capacity on the site, thus reducing displacement of flood water onto adjacent sites.

0.28 hectare site fo	r residential development including af	fordable housing		1		
						<ul> <li>Site specific Flood Risk Assessment to be submitted in accordance with NPPF and Policy CS9 of the Core Stratey - to include evidence that the footprint of development would lie wholly within Flood Zone 1 and flood risk to development and adjacent development would be reduced;</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage.</li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2015) does not identify an issues at this location (it is amongst the 30% least deprive neighbourhoods in the country).</li> <li>Development will have neutral impacts on this objective However, careful design of the scheme could reduce the fea of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18	+	+	+	<ul> <li>The site is located within:</li> <li>0-5 minute walk to Old Woking Neighbourhood Centre</li> <li>0-5 minute walk to Kingfield Local Centre</li> <li>30-40 minutes walk of Woking Railway Station</li> </ul>

	n Allan Motors, 63-65 High Street, Old V r residential development including af					
	<ul> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Trends: increased accessibility to local services by public transport over last three years.				<ul> <li>0-5 minute walk to a primary school</li> <li>20-30 minute walk to a secondary school</li> <li>6-10 minute walk to a GP</li> <li>within 250m of cycle route and public footpath</li> <li>within 250m of bus services and bus stops</li> </ul> The site is within reasonable walking distance of a number of key services and facilities, including those adjacent to the site and those in Old Woking Neighbourhood Centre and Kingfield Local Centre.
						Residential development would help to support existing services and facilities in the community.
	es: protecting and enhancing our natural, buil			1	1	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	+	+	+	Development of the site would utilise and maximise the use of an existing previously developed site.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area.	-	0	0	Old Woking Neighbourhood Centre and Kingfield Local Centres are located within reasonable walking and cycling distance of the site (circa 341m to the east, and 163m to the west respectively). A number of local services lie withih walking and cycling distance (schools and a GP surgery). Access to these facilities should reduce the need to travel by car and have a neutral impact on air quality. The site is adjacent to a petrol station and occupants could be affected by potential noise pollution. It is envisaged that mitigation measures as part of the development coming forward will help neutralise the short-term negative impacts in

	n Allan Motors, 63-65 High Street, Old V r residential development including aff					
	pollution?	Light pollution is not currently considered to be an issue in the Borough.				the medium to long term. Optimising/mitigation measures: Noise impact assessment to consider sources of noise, including from operation of adjacent petrol station, and put forward appropriate mitigation measures.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The site has been used for the serving and repair of cars for many years. The adjacent site has operated as a petrol station. Development of the site could support the remediation of contaminated land.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	<ul> <li>The existing site contains no soft planting or biodiversity features. Landscaping as part of redevelopment of the site could lead to minor biodiversity enhancements.</li> <li>Optimising/mitigation measures: <ul> <li>All housing allocations are required to make a contribution to avoid harm to the SPA (SANG and SAMM).</li> </ul> </li> </ul>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets	-	-	-	Site is adjacent to a Grade II Statutory Listed building (Hale Lodge). The site is located within an Area of High Archaeological Potential related to the Historic Core of Old Woking and Shackleford. A Locally Listed Building (Shackleford House) lies to the east of the petrol station. There is therefore potential for development of the site to cause adverse impacts on heritage assets and their setting.Optimising/mitigation measures: 

0.28 hectare site fo	<ul> <li>residential development including aff</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	(4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential				Design and Access Statement / Heritage Statement submitted with application to demonstrate how design of development will avoid adverse impacts on the setting of nearby heritage assets.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> </ul>	without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>Development will lead to neutral impacts – planning policy requirements will ensure new residential development achieves water and energy efficiency measures equivalent to Code Level 4; and that adaptation measures such as SuDS avoid increased surface water runoff.</li> <li>The site offers good accessibility to most local facilities – both adjacent to the site and in the nearby Neighbourhood and Local Centres. This should reduce the need to travel by car and thus minimise emissions.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve water and energy efficiency requirements, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul> </li> </ul>

	for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15					
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Code Level 4 equivalent standards.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> </ul>

0.28 hectare site for	r residential development including aff	ordable housing		r	r	
	<ul> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure Mitigation measures to ensure watercourse does not become contaminated
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	0	0	0	The site is within 5 minutes walking distance of local services and facilities (including schools and GPs) within Kingfield Local Centre to the west and Old Woking Neighbourhood Centre to the east. It is also adjacent to a convenience store. A bus route runs along the High Street, leading to Woking Town Centre The need of prospective occupants to travel by unsustainable modes of transport is therefore reduced. Any new development would be expected to contribution to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution. Overall, development of the site would lead to neutral impacts against this objective.
	uilding a strong, responsive and competitive e					
16. Maintain high and stable levels of	Would the development of the site / policy option:	Targets: increase employment provision and	0	0	0	Previously, the site has been used for a car sales showroom, with ancillary vehicle workshops, and therefore constitutes a

	n Allan Motors, 63-65 High Street, Old					
0.28 hectare site to employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>r residential development including af</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	job opportunities; increase access to and participation in education. <i>Source: NPPF and</i> <i>Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				<ul> <li>sui generis land use. The site has been vacant since January 2017, as the former car dealership was relocated to Virginia Water. The business suffered from competition within the Slyfield area of Gulidford and the facilities on the site are now ageing. Evidence suggests that there is a lack of franchises to make the site viable as a car dealership.</li> <li>The site is not designated as an Employment Area and does not contain a B class use; it has not been identified as an employment site for redevelopment and intensification for delivery of employment floorspace in the ELR; therefore development would not confict with Policy CS15 of the Core Strategy in terms of the loss of the existing land use to residential purposes.</li> <li>Overall, a neutral impact against this objective as the existing, vacant land use is considered to make a negligible contribution towards the diversity and quality of employment in the Borough.</li> </ul>
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to	0	0	0	Although the previous sui generis land use contributed towards employment in the Borough, the site has been vacant for over a year and has little prospect of redevelopment leading to viable employment use. Residential development would reduce the amount of vacant floorspace in the Borough and would support the vibrancy of the nearby Local and Neighbourhood Centres through an increase in footfall, but not of a significant enough scale to lead to notable positive impacts.

	and local centres?	2007 – no recent data);							
		low UK Competitiveness							
		Index ranking in Surrey							
		(but performing well							
		regionally/nationally);							
		decrease in B1, B2 and							
		B8 floorspace (2013); high							
		vacancy rates for							
		commercial and industrial							
		floorspace (20.3% in 2013); retail vacancy rate							
		in Town Centre continues							
		to increase. Retail							
		vacancy rates in other							
		urban centres gradually							
		falling (except in Horsell).							
<b>Overall Conclusions</b>									
Summary of Social	Positive contribution towards ho								
mpacts & Issues	Positive impact on health and w								
		able surfaces and reduce risk of flooding.							
Summary of	Effective use of previously deve								
Environmental	Potential for negative noise imp								
mpacts & Issues	Opportunity to support the reme								
		rastructure and biodiversity on site;							
		utting of nearby heritage assets and Area of High Archaeological Potential; urhood Centre location promotes use of sustainable modes of travel;							
Summary of		ipport the vibrancy of the nearby Local and Neighbourhood Centres and community facilities.							
Economic Impacts &		pport the vibrancy of the hearby Local and Neighbourhood Centres and community facilities.							
ssues									
	g/mitigating measures:								
		e with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise							
		e construction and design standards set out in the Core Strategy and relevant SPDs							
-		ddress the nature of local needs as evidenced in latest SHMA (Policy CS11)							
		ne and reduce the fear of crime. For example, designing in natural surveillance							
•	0	nitted in accordance with NPPF and policy CS9 to include evidence that the footprint of development would lie wholly within Flood							
-									
		cent development would be reduced							
-	-	DS and provide suitable surface and foul water drainage							
•	•	al impacts of any development proposal on Area of High Archaeological Potential							
<ul> <li>Design and A</li> </ul>	ccess Statement/Heritage Statem	ent to demonstrate how design of development will avoid adverse impacts on the setting of nearby heritage assets							
<ul> <li>All housing details</li> </ul>	evelopments are required to make	e a contribution to avoid harm to the SPA							
		de suitable wastewater and sewerage infrastructure							
Boolgiroraio									
	velopment should facilitate the red	uction of waste and the recycling and composting of the waste produced							

SHLAAHOE015: Ian Allan Motors, 63-65 High Street, Old Woking GU22 9JN 0.28 hectare site for residential development including affordable housing and adapt to the impacts of climate change

## Heathlands Ward Site Appraisals

Scoring System: ++ Very positive imp	act + Positive impact	0 Neutral imp	act - Negative imp	bact	Very ne	gative imp	bact I Effect depends on how allocation implemented	? Uncertain
Laburnum Road (B	d SITE/0011/KING, SHLA arnsbury sites 1 & 2), Ba or residential including A	rnsbury Farm E	state, Woking, GU22 0E		s of house	s facing	Ash Road, Hawthorn Road	l, Willow Way and
SA Objective	Decision-making o		Indicators and targets	Short- term 0-5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	(justification of score + cun	nents nulative effects + mitigation ures)
	I	Social o	bjectives: supporting strong	. vibrant and		mmunities		
<ul> <li>Social structure</li> <li>I. Provision of sufficient housing which meets the needs of the community and which is at an affordable price</li> <li>Multiple structure</li> <li>Multiple structu</li></ul>		e Strategy ing? I size of ed? es and tra care or immodation? iffordable ifetime Homes erties for a file?	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy</i> <i>Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source:</i> <i>Woking Housing Strategy</i> 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. <i>Source: Gypsy &amp;</i> <i>Traveller Accommodation</i> <i>Assessment 2012</i> Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but	+	+	+	<ul> <li>Policy CS12. If this ca evidence will need to otherwise</li> <li>Site to provide high q construction and desi Core Strategy and rel</li> <li>Provide a mix of dwel</li> </ul>	ble housing. It is anticipated ellings (SHLAA, 2017). ad) of over 15 homes and s gross floorspace, over 0.5 ha hip, 50% affordable housing on part of existing garden hits would be lost. s: be provided on site in line with an not be achieved then be submitted to support uality homes that meet the gn standards set out in the evant SPDs lings types and sizes to local needs as evidenced in
2. Facilitate the improved health and	Would the development of t option:	the site / policy	decreasing. Targets: increased life expectancy and proportion	+	+	+	Development will bring about p wellbeing by providing decent	

Laburnum Road (Ba	d SITE/0011/KING, SHLAAHEA009 and arnsbury sites 1 & 2), Barnsbury Farm or residential including Affordable Hou	Estate, Woking, GU22 0B		of house	s facing	g Ash Road, Hawthorn Road, Willow Way and
wellbeing of the population and reduce inequalities in health	<ul> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				Location close to the Hoe Valley green infrastructure network. Also within 1.3km of borough wide leisure centre facility.
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	The majority of the site is located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. However the north-east corner of Barnsbury 2 site is in FZ2 and FZ3a, where development would be at risk of flooding or would exacerbate the risk of flooding. Applications or allocations within Flood Zones 2 and 3 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk (sequential test). A site-specific Flood Risk Assessment is required for all proposals for new development (including minor development and change of use) in Flood Zone 2 and 3

Laburnum Road (B	d SITE/0011/KING, SHLAAHEA009 and arnsbury sites 1 & 2), Barnsbury Farm or residential including Affordable Hou	Estate, Woking, GU22 0E		of houses	s facing	g Ash Road, Hawthorn Road, Willow Way and
						<ul> <li>(NPPF, para. 103). Careful site layout design could contain development on area of site within Flood Zone 1, this would ensure the development would not exacerbate flood risk elsewhere.</li> <li>All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).</li> <li>Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment</li> <li>Locate development only on land within Flood Zone 1</li> </ul> </li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

Laburnum Road (Ba	d SITE/0011/KING, SHLAAHEA009 and arnsbury sites 1 & 2), Barnsbury Farm or residential including Affordable Hou	Estate, Woking, GU22 0E sing		of house	s facing	g Ash Road, Hawthorn Road, Willow Way and
		deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	-			<ul> <li>The site is located within:</li> <li>within 0-800m access by foot of the Barnsbury and Blackbridge Road Shopping Parades</li> <li>800-1200m access by foot to nearest centre (0.5km from Westfield Neighbourhood Centre)</li> <li>0-10 and 10-20 min distance drive to Woking town centre</li> <li>20-30 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>26-30 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> The site is outside of the nearest centre and is beyond reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities would not be reduced. This location is however within suitable walking distance of the Barnsbury and Blackbridge Road Shopping Parades. Overall, the development is considered to have a negative impact in terms of this objective. The development would help to support existing services and facilities in the community. Optimising/mitigating measures: <ul> <li>Improve access to key services and facilities</li> </ul>
	Environmental obi	ectives: protecting and enhand	cing our natur	al, built an	d historic	environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between	0	0	0	Comments: Site comprises residential garden land, and consequently considered greenfield.

	<ul> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.				Overall neutral impact. Optimising/mitigating measures:
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Exceeded.Targets: improve airquality. Source: Air QualityProgress Report 2014Maintain low levels of lightand noise pollution.Source: Core StrategyObjectiveTrends: one AQMA(increasing trend), and anair quality "hot spot" atConstitution Hill area.Light pollution is notcurrently considered to bean issue in the Borough.	0	0	0	Development would be within reasonable walking distance of the Barnsbury and Blackbridge Road Shopping Parades. Also 0.5km from Westfield Neighbourhood Centre and would have good access to schools, GP surgeries and to Woking Town Centre. Therefore opportunities to walk reduce likelihood of congestion, and subsequently air pollution from traffic. The beneficial impacts of development will neutralise any potential negative impacts. Optimising/mitigating measures: Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development could potentially help remediate potential historic contamination on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Some remediation would have been undertaken when the estate was first developed. Additional information required regarding any further investigations and/or remediation that might be required.

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9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	-	0	0	<ul> <li>Investigation and/or further remediation of land, if required.</li> <li>Development would take place on part of existing garden lands. The presence of any protected species / biodiversity would be assessed at the time of an application, in light of site visit observations.</li> <li>Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).</li> <li>Location close to the Hoe Valley green infrastructure network. Also within 1.3km of borough wide leisure centre facility.</li> <li>An ecological assessment may be required for the site</li> </ul>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.	-	0	0	Development of this site will not have adverse impacts on natural or heritage assets. However it would result in the loss of garden land/ green infrastructure Optimising/mitigating measures:

	or residential including Affordable Hou	Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.			2	
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes depending on the siting and quantity of development. This will be determined on a case by case basis.</li> <li>The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Cod for Sustainable Homes.</li> <li>Optimising/mitigating measures: Design of the development to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i>	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of developmen on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to

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	<ul> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and	<ul><li>Would the development of the site / policy option:</li><li>reduce the need to travel, particularly by car/van/lorry?</li></ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of	+	+	+	Site lies within the urban area, within 0.5km of Westfield Neighbourhood Centre. An at least hourly bus service operates on Ash Road, between the two sections of this site.

	r residential including Affordable Hou			1		Development in this location would approach a stability
nake the best use of existing transport nfrastructure	<ul> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				Development in this location would promote sustainable forms of travel and reduce the need to travel. Optimising/mitigating measures: Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use.
	Economic	services. objectives: building a strong,	responsive ar	nd compet	itive ecor	
16. Maintain high and	Would the development of the site / policy	Targets: increase	0			No direct relevance
stable levels of employment and productivity, and	<ul><li>option:</li><li>encourage diversity and quality of employment in the Borough?</li></ul>	employment provision and job opportunities; increase access to and	U	0	0	
encourage high quality, low impact development and education for all	<ul> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> </ul>	participation in education. Source: NPPF and Woking Economic Development Strategy (2012)				
	<ul> <li>support the implementation of BREEAM?</li> <li>support a better match between</li> </ul>	Trends: gradually increasing economically active population (51,800				

	<ul> <li><b>br residential including Affordable Hou</b></li> <li>education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and heighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in	0	0	0	No direct relevance

	2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).
	Overall Conclusions
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing; Accessible to services and facilities.
Summary of Environmental mpacts & Issues	Development will offer opportunity remediation; Consideration of the Impact in terms of potential remediation of land subject to more information; Accessible urban area location promotes use of sustainable modes of travel.
Summary of Economic Impacts & ssues	No direct relevance
<ul> <li>Provide a mix</li> <li>Flood Risk As</li> <li>Locate development</li> </ul>	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<ul><li>Investigation a</li><li>All housing a</li><li>An ecological</li></ul>	ss to key services and facilities and/or further remediation of land, if required; llocation are required to make a contribution to avoid harm to the SPA (Policy CS8) assessment may be required. sessment and suitable scheme design to address flood risk, in line with Policy CS9;
<ul><li>Transport Ass</li><li>Design of the</li><li>Design of dev</li></ul>	sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features elopment to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy an analysis of climate change.

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	healthy o	communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 12 dwellings (SHLAA, 2017).</li> <li>As a greenfield site (garden land) of between 11 and 14 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, and in public ownership, 50% affordable housing provision would be required.</li> <li>Development would take place on part of existing garden lands, no existing residential units would be lost.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> <i>and Performance Plan</i>	+	+	+	Development will bring about positive impact on health and wellbeing by providing decent homes. Location close to the Hoe Valley green infrastructure network. Also within 1.3km of borough wide leisure centre facility.

	-			1	1	
	<ul> <li>improve accessibility to leisure and</li> </ul>	2013-14				
	open space for informal and/or formal					
	recreation?	Trends: 86.3% of people				
		describe their health as				
		good, higher than South				
		East and national average				
		(upward trend). Life				
		expectancy is increasing.				
		Death rates from heart				
		disease slightly lower than				
		national and regional				
		levels, but from cancer				
		and stroke slightly higher				
		than national and regional				
		levels. Death rates from				
		heart disease and stroke				
		decreasing, and from				
		cancer static. Participation				
		in both health and				
		exercise activities has				
		significantly increased in				
		recent years.				
3. Reduce	Would the development of the site / policy	Trends: No development	0	0	0	Site located within Flood Zone 1, where development is
vulnerability to	option:	has been/is permitted in				recommended to take place and will therefore have a neutral
flooding and harm	• result in development within an area at	the floodplain against the				impact in terms of this objective.
from flooding on	risk of flooding (e.g. flood zone 3a and	advice of the Environment				
public well-being, the	3b or areas of known pluvial flooding)?	Agency.				
economy and the	<ul> <li>reduce flood risk to the development</li> </ul>					
environment	and to adjacent development?					
	avoid an adverse impact on flood zones					
	3a and 3b?					
	resolve an existing drainage problem?					
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	0	0	0	Indices of Deprivation (IMD, 2010) identifies this postcode
crime and social	option:	deprivation, crime, anti-				location as being slightly above average in terms of overall
exclusion	<ul> <li>address issues of deprivation?</li> </ul>	social behaviour and				deprivation.
	<ul> <li>help improve social inclusion?</li> </ul>	number of benefit				
	<ul> <li>support safe communities by reducing</li> </ul>	claimants.				Development will have neutral impacts on this objective.
	crime levels?	Source: Woking Service &				However, careful design of the scheme could reduce the fear
	<ul> <li>help reduce the fear of crime?</li> </ul>	Performance Plan 2013-				of crime.
	ensure the timely provision of	14				
	infrastructure to support communities?					Optimising/mitigating measures:
		Trends: Number of people				<ul> <li>Design of the scheme to seek to design out crime</li> </ul>
		claiming Job Seekers				and reduce the fear of crime. For example,
		Allowance decreased				

5. To improve accessibility to all services and facilities       Would the development of the site / policy option:       • Provide local community services, cultural assets, historic environment; • help support existing community facilities?       • Between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but tobberies and vehicle interference have increased. Increase in percentage of people who believe the Policy and Council are dealing with anti-social behaviour and crime.         5. To improve accessibility to all services and facilities       Would the development of the site / policy option: • provide local community services (e.g. education, health, leisure and recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses?       Trends: increased accessibility to local services by public transport over last three years.	designing in natural surveillance     designing in natural surveillance     .     .     The site is located within:         within 0-800m access by foot of the Barnsbury and         Blackbridge Road Shopping Parades         800-1200m access by foot to nearest centre (0.5km         from Westfield Neighbourhood Centre)         0-10min distance drive to Woking town centre         20-30 minutes to nearest railway station         0-5 minutes walk to a primary school         26-30 minutes walk to a secondary school         26-30 minutes walk to a GP         The site is outside of the nearest centre and is beyond         reasonable walking distance of key services and facilities         therein. The need to travel to access services and facilities         therein. The need to travel to access services and facilities         therein. The need to travel to access services and facilities         therein. The need to travel to access services and facilities         therein. The need to travel to access services and facilities         therein. The need to travel to access services and facilities         therein. The need to travel to access services and facilities         therein. The need to travel to access services and facilities         therein. The need to thave a negative impact in terms of this         objective.         The development would help to support existing services and
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						<ul> <li>Optimising/mitigating measures:</li> <li>Improve access to key services and facilities</li> </ul>
	Environmental objec	tives: protecting and enhancin	g our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core 	0	0	0	Comments: Site comprises residential garden land, therefore greenfield land. Development will have neutral impacts of the use of previously developed land. Overall neutral impact. Optimising/mitigating measures: Investigation and/or further remediation of land, if required.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Comments: This site is around 1.5km from Constitution Hill, which has been highlighted in recent air quality management assessment. Taking into account the scale of the development, it is unlikely to have an impact in this respect. Development would be within suitable walking distance of the Barnsbury and Blackbridge Road Shopping Parades. Also 0.5km from Westfield Neighbourhood Centre and would have good access to schools, GP surgeries and to Woking Town Centre. Therefore opportunities to walk reduce likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigating measures:
8. Reduce land contamination and safeguard agricultural soil	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.	0	0	0	Comments: It is not anticipated that development will have significant effects on contamination. However, current or historical

quality	<ul> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Source: NPPF. Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Some remediation would have been undertaken when the estate was first developed. Additional information required regarding any further investigations and/or remediation that might be required. ENV HEALTH COMMENTS AWAITED. No loss of agricultural land. Overall neutral impact. Optimising/mitigating measures: Investigation and/or further remediation of land, if required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	-	0	0	Development would take place on part of existing garden lands. The presence of any protected species / biodiversity would be assessed at the time of an application, in light of site visit observations. Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8). Location close to the Hoe Valley green infrastructure network. Also within 1.3km of borough wide leisure centre facility. An ecological assessment may be required for the site
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets	-	0	0	Development of this site will not have adverse impacts on natural or heritage assets. However development will result in the loss of greenfield land.

	<ul> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	(4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	The residential development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes depending on the siting and quantity of development. This will be determined on a case by case basis. The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green

				1		
	climate change impacts?					infrastructure features
	<ul> <li>support the implementation of the Code</li> </ul>					
	for Sustainable Homes and BREEAM?					Design of development to achieve Code for Sustainable
	NB. Flooding covered by SA3 and					Homes Level 4 or 5, and take account of layout, landform,
	Sustainable travel covered by SA15					orientation and landscaping to maximise efficient use of
						energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. Source: Core Strategy Policy CS22. All residents to have access to allotment within 800m of home. Source: Core Strategy Policy CS17. Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
		produced minerals and				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	aggregates). Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater,	<ul><li>Would the development of the site / policy option:</li><li>support the improvement of water quality?</li></ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case
		Directive.				basis.
and manage water	<ul> <li>support the efficient use of water</li> </ul>					Jadid.
resources	resources?	Decrease consumption of				

sustainably	<ul> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	water to 105litres/person/day in homes. <i>Source: Core</i> <i>Strategy Policy CS22.</i> Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Comments: Site lies within the urban area, within 0.5km of Westfield Neighbourhood Centre. An at least hourly bus service operates on Ash Road, between the two sections of this site. Development in this location would promote sustainable forms of travel and reduce the need to travel, in particular by the car. Optimising/mitigating measures:

	Economic o	bjectives: building a strong, re	sponsive	and comp	etitive ec	onomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).	0	0	0	Site close to primary school provision and Woking College and accessible to secondary school provision. Development of this site would have a neutral impact on this objective.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town,	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012	0	0	0	Development of this site would have a neutral impact on this objective.

district, local and neighbourhood centres	increase the economic benefit derived from the historic environment?     support start-up and local businesses?     support the vibrancy of the town, district and local centres?     UAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in othersel).     Surrey in Horsell).
Oursense and of Octobel	Overall Conclusions
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing; Accessible to services and facilities.
Summary of Environmental Impacts & Issues	Development will offer opportunity remediation; Consideration of the Impact in terms of potential remediation of land subject to more information; Accessible urban area location promotes use of sustainable modes of travel.
Summary of Economic Impacts & Issues	
<ul> <li>Affordable ho</li> <li>Provide a mix</li> <li>All housing a</li> <li>Location closs</li> <li>Trees in gard</li> <li>Design of the</li> <li>Improve access</li> <li>Investigation</li> <li>Design of the</li> <li>Design of the</li> <li>Design of the</li> </ul>	ng/mitigating measures: ousing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise ix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) allocations are required to make a contribution to avoid harm to the SPA (Policy CS8). se to the Hoe Valley green infrastructure network. Also within 1.3km of borough wide leisure centre facility. den may require assessment to determine ecological value site e scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance ess to key services and facilities n and/or further remediation of land, if required e development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features evelopment to achieve Code for Sustainable Homes Level 4 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy the impacts of climate change

- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

### Knaphill Ward Site Appraisals

Scoring System:					
++ Very positive impact + Positive impa	act 0 Neutral impact	- Negative impact	Very negative impact	I Effect depends on	? Uncertain
				how allocation	
				implemented	

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	d healthy o	communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>Facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 10 dwellings (SHLAA 2017).</li> <li>As a previously developed site of over between 10 and 14 homes (and assumed to be more than 1,000 square metres of gross floorspace), but under 0.5 ha site area, 30% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people.</li> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise.</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the	Would the development of the site / policy	Targets: increased life	+	+	+	Development will bring about positive impact on health and

	SHLAAKNA003: BT Telephone Exchanger r residential development including Af		wood, G	U21 2RF	כ	
improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				wellbeing by providing decent homes.
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score. Optimising/mitigating measures: • Design of the development would have to take into

	r residential development including Af					<ul> <li>account SuDS and provide suitable surface and for water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify ar issues at this location.</li> <li>Development will have neutral impacts on this objective However, careful design of the scheme could reduce the fear of crime.</li> <li>Timely relocation of the existing telecommunications use would avoid of loss of the existing BT infrastructure.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> <li>Relocate existing telecommunications infrastructure</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment,</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased	-	-	-	<ul> <li>The site is located within:</li> <li>800-1200m access by foot to nearest centre (beyond suitable walking distance)</li> <li>0-1333m access by bicycle to nearest centre</li> <li>10-20 minutes to nearest railway station</li> </ul>

	HLAAKNA003: BT Telephone Exchan		wood, G	GU21 2RF	2	
	<ul> <li>residential development including Afrecreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>					<ul> <li>6-10 minutes walk to a primary school</li> <li>16-20 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>10-20min distance to Woking town centre</li> </ul> The site is outside of the nearest centre and is beyond reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities would not be reduced. The development would help to support existing services and facilities in the community. Development on the site would result in the loss of the existing telecommunications infrastructure, unless this were to be re-provided elsewhere. Taken in addition to the negative impact arising from the site's location, a single negative impact is anticipated in terms of this objective. Optimising/mitigating measures: <ul> <li>Re-provision of existing telecommunications use, prior to development</li> <li>Improve access to key services and facilities</li> </ul>
	Environmental object	tives: protecting and enhancir	a our nat	ural built:	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of newresidential development tobe on previouslydeveloped land between2010 and 2027. Source:Core Strategy PolicyCS10.Economic development tobe directed to urbancentres and employmentareas. Source: CoreStrategy ObjectivesIndicative density rangesgiven in Core StrategyPolicy CS10.Trends: since 2010, thetarget is being met and	+	+	+	Comments: Site is existing previously developed land. Redevelopment of the site for residential use may have a regenerative effect (the existing building to rear of site is of a poor quality design) and maximise the efficient use of the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
7. Minimise air, light	Would the development of the site / policy	exceeded. Targets: improve air	0	0	0	The site has good accessibility to key local services (schools,

SITE/0019/BRKW,	SHLAAKNA003: BT Telephone Exchanger residential development including Af	ge, Bagshot Road, Brook	wood, G	GU21 2RF	2	
and noise pollution	<ul> <li>option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	quality. Source: Air QualityProgress Report 2014Maintain low levels of lightand noise pollution.Source: Core StrategyObjectiveTrends: one AQMA(increasing trend), and anair quality "hot spot" atConstitution Hill area.Light pollution is notcurrently considered to bean issue in the Borough.				GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also good. An at least hourly bus service operates on Bagshot Road. Therefore opportunities to walk reduce likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigating measures: Design to have regard to avoiding light pollution in this sensitive urban fringe location.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development of the Site has the potential for the remediation of potential historic contamination of the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, some trees on the boundary. No ecological designation Optimising/mitigating measures: A tree survey should be undertaken to assess the value of them. All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8). Note site close to proposed future SANG.
10. Conserve and enhance and where	Would the development of the site / policy option:	Targets: preserve and enhance cultural and	0	0	0	Development of this site will not have adverse impacts on

	SHLAAKNA003: BT Telephone Exchan		wood, G	GU21 2RF	5	
0.25 hectare site fo appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>r residential development including Af</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	fordable Housing historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				natural or heritage assets.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for	0	0	0	The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon

	SHLAAKNA003: BT Telephone Exchang r residential development including Af		wood, G	6U21 2RF	)	
	<ul> <li>support the development including An support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting;	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of

	HLAAKNA003: BT Telephone Exchang r residential development including Af		wood, G	U21 2RF	2	-
		to landfill.				produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travelby car; decrease need totravel and distancetravelled; increase use ofnon-car modes; increaselevel of satisfaction withease of access to work byany mode; maintain buspatronage and improvepunctuality of services.Source: Surrey TransportPlan 2011 & CoreStrategy Policy CS18.Trends: proportion ofpeople travelling to workby car remains static(57.79% in 2011 vs.58.9% in 2011 vs.58.9% in 2011 vs.58.9% in 2011 vs.cafe% in cafecafe% in cafecafein cycle journeys to towncentre, and 27% increaseacross the Borough sinceMay 2010; increase in rail	+	+	+	Site is just over 1km from local centres of Brookwood and Knaphill (beyond suitable walking distance). However location in close proximity to other key facilities (health centre, superstore, future primary school) and an at least hourly bus service operates on Bagshot Road. Therefore would promote sustainable forms of travel and reduce the need to travel. Optimising/mitigating measures:

	HLAAKNA003: BT Telephone Exchang r residential development including Af		wooa, G	021 2RI	-	
		passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
	Economic o	bjectives: building a strong, re	sponsive	and comp	petitive ed	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).	0	0	0	Development of this site would have a neutral impact on this objective.
17. Provide a range of commercial development opportunities to meet	Would the development of the site / policy option: • lead to the loss of viable employment/jobs?	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial	0	0	0	Any jobs associated with the existing use would be expected to relocate with the infrastructure use. Development of this site would have a neutral impact on this objective.

		ge, Bagshot Road, Brookwood, GU21 2RP					
0.25 hectare site fo the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>r residential development including Af</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	fordable Housing         and industrial floorspace;         improve quality of office         space. Source: Economic         Development Strategy         2012         Trends: increase in no. of         VAT registered         businesses (from 1997 to         2007 – no recent data);         low UK Competitiveness         Index ranking in Surrey         (but performing well         regionally/nationally);         decrease in B1, B2 and         B8 floorspace (2013); high         vacancy rates for         commercial and industrial         floorspace (20.3% in         2013); retail vacancy rate         in Town Centre continues         to increase. Retail         vacancy rates gradually         falling (except in Horsell).					
		Overall Conclusions					
Summary of Social	Positive contribution towards housing requir	rement;					
Impacts & Issues	Positive impact on health and wellbeing.						
Summary of	Efficient use of brownfield land and develop						
Environmental	Location between two local centres promote	es use of sustainable modes of travel.					
Impacts & Issues Summary of							
Economic Impacts &							
Issues							
Summary of optimising							
		ops so may be suitable for specialist accommodation such as housing for older people.					
		CS12. If this can not be achieved then evidence will need to be submitted to support otherwise.					
	<ul> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>						
		ops so may be suitable for specialist accommodation such as housing for older people;					
	<ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>						
<ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>							

## SITE/0019/BRKW, SHLAAKNA003: BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP 0.25 hectare site for residential development including Affordable Housing

- Re-provision of existing telecommunications use, prior to development
- Improve access to key services and facilities
- Remediation of land, if required
- Design to have regard to avoiding light pollution in this sensitive urban fringe location.
- All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)
- Tree survey may be required
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 18 dwellings (SHLAA, 2014).</li> <li>As a greenfield site (car park land) of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, but in public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i>	+	+	+	Development will bring about positive impact on health and well being via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	<ul> <li>residential including Affordable Hous</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average				
		(upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutra impact in terms of this objective. Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g through minimising paved areas, keeping drains clear general maintenance), followed by source control measures A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overal neutral score.
						<ul> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to take into account SuDS and provide suitable surface and fou water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>

	HLAAKN026 (SHLAA 2014 Ref): Car part r residential including Affordable Hous		eading V	Vay, Kna	aphill, G	GU21 2DU
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location. Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime. Optimising/mitigating measures: • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	-	-		<ul> <li>The site is located within:</li> <li>400-800m access by foot to the Local Centre (within suitable walking distance)</li> <li>0-1333m access by bicycle to nearest centre</li> <li>20-30 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>16-20 minutes walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> <li>10-20min distance to drive to Woking town centre</li> </ul>

	HLAAKN026 (SHLAA 2014 Ref): Car pa		eading \	Nay, Kna	aphill, G	U21 2DU
0.40 nectare site to	r residential including Affordable Hous	sing				<ul> <li>reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities will be reduced.</li> <li>The development would result in the loss of operational parking serving local community services, reducing access to existing key services (Knaphill Surgery, Reading Way recreational ground and the nearby Knaphill Local Centre).</li> <li>The development would however help to support existing services and facilities in the community.</li> <li>Overall the negative impact of the loss of the car park is considered to outweigh the neutral impact of the site's location within walking distance of the Local Centre.</li> <li>Optimising/mitigating measures: <ul> <li>Re-provision of existing car parking to serve the Local Centre, prior to development</li> </ul> </li> </ul>
6. Make the best use of previously developed land and existing buildings	Environmental object Would the development of the site / policy option: • support the use of and remediation of previously developed land? • support higher density development and/or a mix of uses? • encourage the re-use of existing buildings? • result in the loss of greenfield land (including gardens)? • support the restoration of vacant / contaminated land?	tives: protecting and enhancin Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	<u>g our nat</u> +	+	+	ric environment Site is an existing previously developed land. It will lead to the intensification of the use of previously developed land.
7. Minimise air, light and noise pollution	Would the development of the site / policy option: • affect an existing AQMA or lead to its	Targets: improve air quality. Source: Air Quality Progress Report 2014	-	0	0	Anchor Hill is one of few areas in the Borough with air quality issues. The top of Anchor Hill has historically exceeded the annual mean Air Quality Strategy objective and declared Air

	SHLAAKN026 (SHLAA 2014 Ref): Car pa		eading V	Vay, Kna	aphill, G	6U21 2DU
0.40 hectare site for	or residential including Affordable Hous			r		
	<ul> <li>designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				Quality Management Area. The air quality issues are predominantly generated by traffic. Any development that will exacerbate air quality issues in the area will have negative impacts of the well being of the community, at least in the short. The site is in close proximity to Anchor Hill. Development should include mitigation measures to address its air quality implications. The sustainable location of the site will reduce the need to travel by the car. Walking and cycling should be promoted as part of any development. In any case, investigation about the impact of development of the site on air quality should be carried out to inform an appropriate mitigation. With appropriate mitigation, the short term negative impacts could be neutralised.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Because of the existing use, the site is likely to be contaminated. The development would enable remediation measures to be carried out to bring the land forward to effective use to contribute towards housing provision.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

	HLAAKN026 (SHLAA 2014 Ref): Car pa		eading \	Nay, Kna	aphill, G	U21 2DU
0.40 hectare site for natural, historic and cultural assets and landscapes of Woking	<ul> <li>r residential including Affordable Hous existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes .</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> </ul>

	<ul> <li>r residential including Affordable Hous</li> <li>support the co-ordination of green</li> </ul>	CS9 & CS22.				
	<ul><li>infrastructure?</li><li>increase the capacity of the habitat to act as a carbon sink?</li></ul>	Trends: decreasing local CO2 emissions (to 2010); increase in sustainably				Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
	<ul> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	constructed dwellings.				Design of development to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amountof waste produced percapita; increasepercentage ofrecycled/compostedwaste. Source: SurreyWaste Plan 2008, WokingInfrastructure DeliveryPlan 2011.Trends: increase inrecycling and composting;decrease in waste going	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste
14. Maintain and mprove water quality	Would the development of the site / policy option:	to landfill. Targets: achieve at least 'good' status in all water	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 5 of the Code for
of the region's rivers	support the improvement of water	bodies by 2015. Source:				Sustainable Homes depending on the siting of the proposed

	HLAAKN026 (SHLAA 2014 Ref): Car pa		eading V	Vay, Kna	aphill, G	GU21 2DU
	r residential including Affordable Hous			r		
and groundwater, and manage water resources sustainably	<ul> <li>quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				<ul> <li>development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public	+	+	+	Site is at the Local Centre, close to key services and facilities that meets the day to day needs of the community. It has significant potential to reduce the need to travel by car. Site is within walking and cycling distance to services and facilities.

	HLAAKN026 (SHLAA 2014 Ref): Car part r residential including Affordable Hous		eading	Way, Kna	aphill, G	U21 2DU
		transport time of key services.				
		bjectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).	0	0	0	
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy	0	0	0	

	HLAAKN026 (SHLAA 2014 Ref): Car pa r residential including Affordable Hous		ig Way, Knaphi	II, GU21 2DU
economies of town, district, local and neighbourhood centres	<ul> <li>services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually		
		falling (except in Horsell).		
Summary of Social Impacts & Issues Summary of	<ul> <li>Positive contribution towards housi</li> <li>Positive impact on health and well</li> <li>Loss of a car park that serves a nu</li> <li>Effective use of previously develop</li> </ul>	ng requirement; being; mber of community facilities and se ed land,	rvices.	
Environmental Impacts & Issues	<ul> <li>Local Centre location promotes use</li> <li>Air quality issues because of site's</li> </ul>		I will minimised the	e need to travel ;
Summary of Economic Impacts & Issues				
<ul> <li>Provide a mix</li> <li>Flood Risk As</li> <li>Design of the</li> <li>Need to provi</li> <li>Any risk of co</li> <li>Air quality ass</li> <li>Promote walk</li> <li>Flood risk ass</li> </ul>	using to be provided on site in line with Policy of dwellings types and sizes to address the n isessment (subject to the findings of the fortho scheme to seek to design out crime and redu de an alternative car park that would effective ntamination should be assessed and remedia sessment to inform appropriate mitigation to a ing and cycling sessment required given pluvial flood risk (sub	ature of local needs as evidenced in coming Preliminary Surface Water M ce the fear of crime. For example, ly serve the relevant services, prior ted where necessary ddress any air quality issues ject to the findings of the forthcomin	n latest SHMA (Po lanagement Plan) designing in natura to development g preliminary surfa	licy CS11) al surveillance ace water management plan
<ul> <li>Design of dev</li> </ul>	development to have regard to incorporation elopment to achieve Code for Sustainable Ho npacts of climate change			en infrastructure features ientation and landscaping to maximise efficient use of energy and

SITE/0026/KNAP, SHLAAKN026 (SHLAA 2014 Ref): Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU 0.40 hectare site for residential including Affordable Housing
 Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
 Design of the development would have to provide suitable wastewater and sewerage infrastructure

### Pyrford Ward Site Appraisals

Scoring System:

++ Very positive impact + Positive impact	0 Neutral impact	- Negative impact	Very negative impact	I Effect depends on ? Uncerta	in
				how allocation	
				implemented	

	SITE/0035/MYSH, SHLAAPYR001: Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF 3.05 hectare site  for residential including Affordable Housing							
SA Objective	Decision-making criteria	Indicators and targets	Short- term 0-5yrs	Mediu m-term 5-20yrs	Long- term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)		
Social objectives: sup	porting strong, vibrant and healthy communitie	S						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>The site was allocated in the Woking Borough Local Plan 1999 (Policy HSG2). The development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 30 dwellings (SHLAA, 2017).</li> <li>As a greenfield site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, and in public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>		
2. Facilitate the improved health and wellbeing of the population and	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased	-	0	0	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where		

reduce inequalities in health	<ul> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				<ul> <li>residential is close to services and facilities within the centre. The site is within 1km of Walton Road Neighbourhood Centre and the health services therein. It is also within a short walking distance of a doctor surgery on Alpha Road and therefore considered to be within a reasonable walking distance of health facilities.</li> <li>Development will make open space provision but would result in the loss of open space and allotments. The site is also adjacent to a golf course which is valued for recreation.</li> <li>These are all positive effects arising from the development, however having regard to the loss of allotments and the quantity of open space the development would overall have a negative effect in terms of this objective.</li> <li>Optimising/mitigating measures: <ul> <li>Areas of public open space should be re-provided on site;</li> <li>Reprovision of allotments elsewhere</li> </ul> </li> </ul>
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Due to the loss of green field land, development will lead to an increase in the likelihood of surface water flooding. Mitigation measures to be considered to reduce any risk of surface water flooding.</li> <li>All significant forms of development are required to incorporate appropriate sustainable drainage systems (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).</li> <li>A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</li> <li>Optimising/mitigating measures: <ul> <li>Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1</li> <li>Design of the development would have to take into</li> </ul> </li> </ul>

						account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2010) identifies this postcode location as average in terms of overall deprivation. The site is located adjacent to the Priority Place boundary where crime, poverty and social exclusion are recognised issues.</li> <li>Development will have neutral impacts on this objective.</li> <li>However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	-	-	-	<ul> <li>The site is located within:</li> <li>1km of Walton Road Neighbourhood Centre</li> <li>20-30 minutes to nearest railway station</li> <li>0-5 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>within 250m of public footpath</li> <li>within 250m of bus services and bus stops</li> </ul> The site is outside of the Neighbourhood Centre and is beyond reasonable walking distance of key services and

		t and historic onvironment				<ul> <li>facilities therein. The need to travel to access services and facilities would generally not be reduced. However there is a GP within walking distance.</li> <li>The development would help to support existing services and facilities in the community.</li> <li>Development on the site would result in the loss of the existing allotments community facility. This is in addition to the negative impact arising from the site's location.</li> <li>Overall, a single negative impact in terms of this objective.</li> <li>Optimising/mitigating measures: <ul> <li>Loss of community facility will need to be justified</li> <li>Improve access to key services and facilities</li> </ul> </li> </ul>
	ves: protecting and enhancing our natural, built	1	1	1	I	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.		-		The development of the site would result in loss of greenfield land, and there are therefore negative impacts in this respect. There are currently no areas within the site that can be classified as 'previously developed land'.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an	-	0	0	Development means more vehicle movements and consequent emissions. The site is outside of a reasonable walking distance to Walton Road Neighbourhood Centre and improvements could be made to improve public footpaths and cycle network to increase connectivity. This has the potential to reduce reliance on the private car, and therefore associated vehicle emissions by promoting walking and cycling. The site is adjacent to the railway line and noise, dust and

	<ul><li>greater levels of noise?</li><li>ensure people are not exposed to light pollution?</li></ul>	air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				vibrations could have a negative impact on residential amenity. Mitigation measures would need to be considered and designed into a proposed development to reduce the impact of the railway line. Optimising/mitigating measures: Improve access to key services and facilities; Mitigate negative impact of adjacent railway line.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	?	0	0	Although considered to be at a low risk of contamination, all former and existing allotments would need to be assessed for potential contamination for residential development proposals.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid land take of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.			0	The site is currently made up of playing fields and allotment pitches, with trees and wooded areas within and on the boundary of the site. The site therefore may have some ecological merits and provide habitats for wildlife. Adverse impacts on these habitats, including their fragmentation, can be avoided through mitigation measures adopted in the design phase. Where possible, habitats and habitat connections should be protected and enhanced. There is scope to improve the biodiversity value of the land over time, including the provision of green infrastructure/open space. Through careful landscaping and design these open spaces can introduce new habitats and improve biodiversity. The residential development of the site would result in an increase in dwellings. As the site is within 5km of the Thames Basin Heaths SPA, a financial contribution towards SANG and SAMM would be required. Optimising/mitigating measures: Landscape assessment / ecology survey / tree survey to be conducted. Development proposals should seek to retain and improve natural features and habitat connections where possible. Open space should include landscape features which enhance biodiversity and connectivity to surrounding habitats.
10. Conserve and	Would the development of the site / policy	Targets: preserve and	-	0	0	Development of this site will not have adverse impacts on

enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				heritage assets or important landscapes. Development would however have a negative impact on the Borough's existing green infrastructure assets through the loss of allotments and trees and a reduction in urban open space. Re-provision of the allotments and the onsite provision of open space would help to mitigate this negative impact in the medium to long term. Optimising/mitigating measures: Improve access to green infrastructure; Retain high quality trees.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source:	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes.</li> <li>The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code</li> </ul>

	<ul> <li>CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				for Sustainable Homes. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. Source: Core Strategy Policy CS22.All residents to have access to allotment within 800m of home. Source: Core Strategy Policy CS17.Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	-	-	-	<ul> <li>Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources.</li> <li>Development of the site would result in the loss of allotment pitches, hence the overall negative score. In order to mitigate this negative impact, the allotments would need to be re- provided.</li> <li>Optimising/mitigating measures: Re-provision of allotment pitches</li> </ul>
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	<ul> <li>The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development.</li> <li>The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.</li> <li>Optimising/mitigating measures:</li> <li>Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> </ul>
14. Maintain and improve water quality of the region's rivers	Would the development of the site / policy option: • support the improvement of water	Targets: achieve at least 'good' status in all water bodies by 2015. <i>Source:</i>	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 5 of the Code for Sustainable Homes depending on the siting of the proposed

15. Reduce the need       Would the development of the site / policy         15. Reduce the need to travel, particularly by         ransport opion:         • reduce the need to travel, particularly by         ransport opions and         make the best use of         • reduce the need to travel, particularly by         • reduce the need to ravel, particularly by         • reduce the need to ravel, particularly by         • reduce the need for car ownership?         • existing transport         • infrastructure         • infrastructure         • infrastructure         • infrastructure         • infrastructure         • add to development within a main tow, district or local centre?         • be accommodated within the existing public transport constraints?         • lead to development within a main tow, district or local centre?         • inprove proximity to key services such as schools, food shops, public transport, by car meaning static (2, 6% in 2011 v. 2.7% in 2001); increase in cycle journeys to town centre, and 27% increase in cycle journeys to town centre, and 27% increase in cycle journeys to town centre, and 27% increase in cycle journeys to town centre, and 27% increase in cycle journeys to town centre, and 27% increase in proportion of new resulting in 35% increase in proportion of new resulting in 35% increase in proportion of new resulting in 35% increase in cycle journeys to town centre, and 27% increase in proportion of new resis the Borough since	and groundwater, and manage water resources sustainably	<ul> <li>quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				<ul> <li>development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures:</li> <li>Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
Economic objectives: Duiloud a strong, responsive and competitive economy	safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	0	0	0	facilities are located. It is within walking distance of the nearest primary school and doctor surgery, and cycle routes and public rights of way are close by to the site. A bus route, with its bus stops, runs along Princess Road, which is within walking distance of the site. It is considered that the site is not in a sustainable location and would increase reliance on private car use unless new or improved transport infrastructure, including new cycle and foot paths, is provided. Any new development would be expected to contribute to the provision of essential transport infrastructure related to the development of the site, in addition to the relevant CIL contribution. Optimising/mitigating measures: Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of

16. Maintain high and	Would the development of the site / policy	Targets: increase	0	0	0	As an allocation for residential development, employment
stable levels of	option:	employment provision and		Ĭ	Ĩ	issues are largely inapplicable.
employment and	<ul> <li>encourage diversity and guality of</li> </ul>	job opportunities; increase				
productivity, and	employment in the Borough?	access to and				
encourage high	encourage provision of jobs accessible	participation in education.				
quality, low impact	to local residents?	Source: NPPF and				
development and	<ul> <li>enable local people to work near their</li> </ul>	Woking Economic				
education for all	homes?	Development Strategy				
	<ul> <li>ensure the timely provision of</li> </ul>	(2012)				
	infrastructure?					
	<ul> <li>support the implementation of</li> </ul>	Trends: gradually				
	BREEAM?	increasing economically				
	<ul> <li>support a better match between</li> </ul>	active population (51,800 in 2012/13 from 51,000 in				
	education and local employment	2011/12); steady supply of				
	opportunities?	jobs; decreasing number				
	<ul> <li>improve access to and participation in</li> </ul>	of unemployment benefit				
	education?	claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active				
		people – performing better				
		than regional and national				
		levels.				
		Increase in number of				
		people with NVQ2 and higher qualifications since				
		2010. However, number				
		of people with no				
		qualifications has				
		increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
		population (2012/13).				
17. Provide a range	Would the development of the site / policy	Targets: increase in	0	0	0	The supply of land for housing plays a role in supporting the
of commercial	option:	registered businesses;				local economy. Due to the distance of the site from
development	<ul> <li>lead to the loss of viable</li> </ul>	decrease in amount of				employment and retail areas, the sustainability outcome is
opportunities to meet	employment/jobs?	vacant retail, commercial				neutral.
the needs of the	<ul> <li>deliver sufficient employment land?</li> </ul>	and industrial floorspace;				
economy and, in	• provide for the needs of business in	improve quality of office space. Source: Economic				
particular, support and enhance	urban and rural areas (such as range of	Development Strategy				
economies of town,	premises, land, infrastructure and	2012				
district, local and	<ul><li>services)?</li><li>increase the economic benefit derived</li></ul>					
neighbourhood	<ul> <li>Increase the economic benefit derived from the historic environment?</li> </ul>	Trends: increase in no. of				
centres		VAT registered				
	<ul><li>support start-up and local businesses?</li><li>support the vibrancy of the town, district</li></ul>	businesses (from 1997 to				
		2007 – no recent data);				

	and local centres? low UK Competitiveness Index ranking in Surrey (but performing well							
	regionally/nationally);							
	decrease in B1, B2 and							
	B8 floorspace (2013); high							
	vacancy rates for							
	commercial and industrial							
	floorspace (20.3% in							
	2013); retail vacancy rate in Town Centre continues							
	to increase. Retail							
	vacancy rates in other							
	urban centres gradually							
	falling (except in Horsell).							
<b>Overall Conclusions</b>								
Summary of Social	The site could provide housing and associated benefits such as affordable housing, which is needed in the area;							
Impacts & Issues	Potential negative impact on health and wellbeing through the loss of open space and allotments;							
	Average access to services and facilities.							
Summary of	Loss of green field land;							
Environmental	Loss of allotments;							
Impacts & Issues	Within reasonable walking distance of public transport.							
Summary of								
Economic Impacts &								
Issues Summary of optimising								
	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise							
	s of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)							
	ic open space should be re-provided on site							
	of allotment pitches							
	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features							
	velopment to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt							
	s of climate change							
	velopment should facilitate the reduction of waste and the recycling and composting of the waste produced							
	development would have to provide suitable wastewater and sewerage infrastructure							
•	ssessment as site area is 1 hectare or more in Flood Zone 1							
	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance							
-	nunity facility will need to be justified							
	ss to key services and facilities							
	<ul> <li>Landscape assessment / ecology survey / tree survey to be conducted</li> </ul>							
	<ul> <li>Development proposals should seek to retain and improve natural features and habitat connections where possible</li> </ul>							
	<ul> <li>Open space should include landscape features which enhance biodiversity and connectivity to surrounding habitats</li> </ul>							
Retain high que								
Improve acce	ssibility to local services by foot and cycle							
Conduct a Tra	ansport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure							
	972							

### Mount Herman Ward Site Appraisals

++ Very positive impact	+ Positive impact	0 Neutral im	pact - Negative im	pact	Ver	y negativ	e impact	I Effect depends on how allocation implemented	? Uncertain
Woking, GU22 7AEell	AAMHE013 (SHLAA 201 iot residential including Affo			l in SHL	AA 2017	): Car pa	ark (west	t) and signalling static	on, Oriental Road,
SA Objective	Decision-making crit	eria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s		Commer cation of score + cumula measure	tive effects + mitigation
			pjectives: supporting strong, v	vibrant and	d healthy o	communit			
sufficient housing c which meets the needs of the community and which is at an affordable price	Vould the development of the ption: • facilitate meeting the Core S allocation as a minimum? • provide high quality housing • provide the right type and siz housing to meet local need? • provide pitches for Gypsies a Travellers? • support the delivery of extra enhanced sheltered accomm • support the provision of affor housing? • support the provision of Lifet to meet identified needs? • provide appropriate propertie change demographic profile	itrategy ? ze of and care or nodation? rdable time Homes es for a	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy</i> <i>Policies CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source:</i> <i>Woking Housing Strategy</i> 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. <i>Source: Gypsy &amp;</i> <i>Traveller Accommodation</i> <i>Assessment 2012</i> Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on	+	+	+	requirem that the s 200 dph) As a gre more tha site area required. Optimisin	enfield site (car park land) an 1,000 square metres gr ı, 50% affordable housing	ousing. It is anticipated '0 dwellings (calculated at of over 15 homes and oss floorspace, over 0.5 h provision would be provided on site in line wit ot be achieved then submitted to support y homes that meet the standards set out in the nt SPDs other land to assemble a sidential development s types and sizes to al needs as evidenced in

0.85 nectare site fo	or residential including Affordable Hou	sing and open space				
		decreasing.				
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	decreasing.Targets: increased lifeexpectancy and proportionof people describing theirhealth as good. Increasedparticipation in health andexercise activities.Source: Woking Serviceand Performance Plan2013-14Trends: 86.3% of peopledescribe their health asgood, higher than SouthEast and national average(upward trend). Lifeexpectancy is increasing.Death rates from heartdisease slightly lower thannational and regionallevels, but from cancerand stroke slightly higherthan national and regionallevels. Death rates fromheart disease and strokedecreasing, and fromcancer static. Participationin both health andexercise activities hassignificantly increased inrecent years.	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre. Development will make open space provision.
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	0	0	0	Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.

exclusion	<ul> <li>address issues of deprivation?</li> </ul>	social behaviour and				
exclusion	<ul> <li>help improve social inclusion?</li> </ul>	number of benefit				Open space associated with the residential development is
	<ul> <li>support safe communities by reducing</li> </ul>	claimants.				noted. However overall the development will have neutra
	crime levels?	Source: Woking Service &				impacts on this objective. However, careful design of the
		Performance Plan 2013-				scheme could reduce the fear of crime.
	<ul> <li>help reduce the fear of crime?</li> </ul>	14				
	ensure the timely provision of	14				Optimising/mitigating measures:
	infrastructure to support communities?	Trends: Number of people				Design of the scheme to seek to design out crime
		claiming Job Seekers				
		Allowance decreased				and reduce the fear of crime. For example,
		between 2010-2014.				designing in natural surveillance
		Total number of people				
		claiming benefits lower				
		than regional and national				
		average, but at ward level				
		proportion of adults on key				
		out-of-work benefits can				
		be high i.e. isolated areas				
		experiencing increased				
		deprivation. Total				
		incidences of crime				
		dropping, but robberies				
		and vehicle interference				
		have increased. Increase				
		in percentage of people				
		who believe the Police				
		and Council are dealing				
		with anti-social behaviour				
		and crime.				
5. To improve	Would the development of the site / policy	Targets: improve	0	0	0	The site is located within:
accessibility to all	option:	accessibility to all services	0	0	0	
services and facilities	<ul> <li>provide local community services (e.g.</li> </ul>	and facilities. Source:				Woking Town Centre
	education, health, leisure and	Core Strategy Policy				•
	recreation)?	CS18				High Accessibility Zone (parking)
	<ul> <li>improve access to existing key services</li> </ul>	0010				<ul> <li>0-10 minutes to nearest railway station</li> </ul>
		Trends: increased				<ul> <li>6-10 minutes walk to a primary school</li> </ul>
	including education employment					
	including education, employment, recreation health community services					<ul> <li>16-20 minutes walk to a secondary school</li> </ul>
	recreation, health, community services,	accessibility to local				
	recreation, health, community services, cultural assets, historic environment?	accessibility to local services by public				<ul> <li>16-20 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul>
	<ul><li>recreation, health, community services, cultural assets, historic environment?</li><li>help support existing community</li></ul>	accessibility to local services by public transport over last three				6-10 minutes walk to a GP
	<ul><li>recreation, health, community services, cultural assets, historic environment?</li><li>help support existing community facilities?</li></ul>	accessibility to local services by public				6-10 minutes walk to a GP The site is within Woking Town Centre and within reasonable
	<ul><li>recreation, health, community services, cultural assets, historic environment?</li><li>help support existing community</li></ul>	accessibility to local services by public transport over last three				6-10 minutes walk to a GP

	Allordable field		-	1		
						<ul> <li>The development would improve access to open space.</li> <li>The development would help to support existing services and facilities in the community.</li> <li>However these positive effects are countered by the potential loss of the signal box building and associated buildings, which would require relocation if operational. Also the loss of commuter car parking serving the mainline railway station, unless similarly re-provided.</li> <li>The site may provide potential for additional car parking, to assist in compensating for loss of car parking if any other existing Town Centre car parks were to be redeveloped (such as Car park (east), Oriental Road).</li> <li>Overall, a neutral score.</li> <li>Optimising/mitigation measures: <ul> <li>Relocation of any operational buildings on site</li> <li>Re-provision of commuter car parking</li> </ul> </li> </ul>
					L	
	Environmental objec	tives: protecting and enhancing				ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.	+	+	+	Site is existing previously developed land. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
		Trends: since 2010, the target is being met and exceeded.				

0.85 hectare site for	or residential including Affordable Hou	sing and open space				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	-	0	0	Town Centre location of this site promotes sustainable modes of transport: very close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Development will be exposed to noise pollution from the railway and other commercial and night time activities nearby. The allocation will have to ensure that the design of development that will come forward will have noise attenuation measures. The short term negative impact is predicted to be neutralised by the mitigation measures that will be introduced to make the development acceptable. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport. Noise attenuation measures to address adjacent railway line.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development might lead to the remediation of existing contaminative uses on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).

0.65 nectare site 10	or residential including Affordable Hou			-		
10. Concorris and	<ul> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	or declining in quality. Increasing SANG provision. Stable bird populations.	0	0		
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy</i> <i>Policy CS20</i> Improved provision of open space. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	Subject to high quality design and appropriate treatment in light of topography, development of this site will not have adverse impacts on natural or heritage assets. Optimising/mitigating measures: Design of development to have regard to the Town Centre Conservation Area and its setting to the north of the site, beyond the railway line. Design should also have regard to the site's topography and to overall townscape in terms of building heights.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core	0	0	0	The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not

	residential including Anordable nou					
from low and zero	• help minimise the use of energy through	Strategy Policy CS23.				significantly increase as a result of the development.
carbon technologies	design and occupation?	Dwellings to meet energy				
and renewable	<ul> <li>reduce the emission of greenhouse</li> </ul>	and water categories of				Development of the site could potentially lead to an increase
sources – and adapt	gases?	Code Level 4. Source:				in hard landscaping, and in turn could increase surface water
to its impacts	<ul> <li>facilitate the generation/use of</li> </ul>	Core Strategy Policy				runoff. This could be mitigated against through the use of
	renewable energy?	CS22.				adaptation measures (such as SuDS).
	<ul> <li>support decentralised energy</li> </ul>	Increase green				
	generation?	infrastructure for				The neutral score reflects the potential increase in carbon
	<ul> <li>support the development of on or off-</li> </ul>	adaptation purposes				emissions through private car use, and potential increase in
	site CHP and/or link to an existing CHP	(including SUDS). Source:				surface water runoff, against the implementation of the Code
	facility?	Core Strategy Policies				for Sustainable Homes.
	<ul> <li>support the co-ordination of green</li> </ul>	CS9 & CS22.				
	infrastructure?					Optimising/mitigating measures:
	<ul> <li>increase the capacity of the habitat to</li> </ul>	Trends: decreasing local				Design of the development to have regard to incorporation of
	act as a carbon sink?	CO2 emissions (to 2010);				SuDS and other adaptation measures such as green
	<ul> <li>increase the resilience of the habitat to</li> </ul>	increase in sustainably				infrastructure features
	climate change impacts?	constructed dwellings.				
	<ul> <li>support the implementation of the Code</li> </ul>					Design of development to achieve Code for Sustainable
	for Sustainable Homes and BREEAM?					Homes Level 5, and take account of layout, landform,
	NB. Flooding covered by SA3 and					orientation and landscaping to maximise efficient use of
	Sustainable travel covered by SA15					energy and adapt to the impacts of climate change
12. Reduce the	Would the development of the site / policy	Targets: increase use of	0	+	+	Planning policy requirements will allow for the development
impact of	option:	locally produced				to have a positive impact upon this objective to sustainably
consumption of	<ul> <li>incorporate sustainable design and</li> </ul>	resources. Source: Core				use and re-use renewable and non-renewable resources.
resources by using	construction techniques e.g. provide for	Strategy Policy CS22.				The climate change SPD encourages developers to use
sustainably produced	the efficient use of minerals and enable	All residents to have				locally sourced materials to minimise impact of development
and local products	the incorporation of a proportion of	access to allotment within				on use of resources. The neutral short term score reflects
	recycled or secondary aggregates in	800m of home. Source:				that the Core Strategy Policy and Climate Change SPD are
	new projects?	Core Strategy Policy				relevantly new and that these improvements are likely to
	• support use of materials and aggregates	CS17.				build up over the medium to long term. In particular, there is
	from nearby sources?					often a short term lag between the adoption of the policy and
	<ul> <li>support lifestyles compatible with the</li> </ul>	Trends: increase in use				guidance and its implementation within new developments.
	objectives of sustainability?	and demand of allotment				
	<ul> <li>provide land for allotments?</li> </ul>	plots; increase in				
		sustainably constructed				
		dwellings (Code Level 4				
		incorporates use of locally				
		produced minerals and				
40 Daduar (		aggregates).		<u> </u>		
13. Reduce waste	Would the development of the site / policy	Targets: decrease amount	-	0	0	The Council has effective measures, policies and guidance in
generation and	option:	of waste produced per				place to reduce the amount of household and trade waste
disposal and achieve	• support a reduction in the generation of	capita; increase				that is generated from both existing and new development.
sustainable	waste?	percentage of				The negative short term score reflects that all new

management of waste	minimise waste in the construction     process?	recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.				development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of people travelling to work by car remains static	+	+	+	Site lies within Town Centre and promotes sustainable forms of travel. Highly sustainable location adjacent to railway station. Also close to Oriental Road shopping parade. Development would result in the loss of an existing car park serving the railway station (providing a proportion of the total 570 spaces). This could adversely impact on accessibility to public transport. However, development will reduce the need to travel. Overall, considered likely to lead to a positive impact in terms of this objective. Optimising/mitigating measures: Provision of alternative car parking to serve the railway station.

0.05 nectare site it	or residential including Affordable Hou			1	r	
	as schools, food shops, public transport,	(57.79% in 2011 vs.				
	health centres etc.?	58.9% in 2001) and by				Transport Assessment required to determine impact of
		bicycle remains static				development on transport network; and opportunities to
		(2.66% in 2011 vs. 2.7%				optimise use of sustainable transport.
		in 2001); increase in				
		cycling infrastructure				
		resulting in 53% increase				
		in cycle journeys to town				
		centre, and 27% increase				
		across the Borough since				
		May 2010; increase in rail				
		passengers; increase in				
		proportion of new				
		residential development				
		within 30 minutes public				
		transport time of key				
	<u> </u>	services.		L _	L	
	Economic ol	bjectives: building a strong, re				conomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	0	0	0	
stable levels of	option:	employment provision and				The site is within the Town Centre and has excellent
employment and	<ul> <li>encourage diversity and quality of</li> </ul>	job opportunities; increase				accessibility to key local services including schools.
productivity, and	employment in the Borough?	access to and				
encourage high	<ul> <li>encourage provision of jobs accessible</li> </ul>	participation in education.				
quality, low impact	to local residents?	Source: NPPF and				result in loss of the signal box building and associated
development and	enable local people to work near their	Woking Economic				buildings, which would require relocation if operational.
education for all	homes?	Development Strategy				
	ensure the timely provision of	(2012)				Optimising/mitigation measures:
	infrastructure?					Relocation of any operational buildings on site.
	support the implementation of	Trends: gradually				
	BREEAM?	increasing economically				
		active population (51,800				
	<ul> <li>support a better match between</li> </ul>	in 2012/13 from 51,000 in				
	education and local employment	2011/12); steady supply of				
	opportunities?	jobs; decreasing number				
	<ul> <li>improve access to and participation in</li> </ul>	of unemployment benefit				
	education?					
		claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active				
		people – performing better				
		than regional and national				
		levels.				
		Increase in number of				

0.85 hectare site fo	or residential including Affordable Hou	sing and open space				
		people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).				
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i> <i>Development Strategy</i> <i>2012</i> Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	0	0	0	Comments: Development would result in loss of the signal box building and associated buildings, which would require relocation if operational. Optimising/mitigation measures: Relocation of any operational buildings on site.
		Overall Concl	usions	1	1	
Summary of Social Impacts & Issues	Positive contribution towards housing require Positive impact on health and wellbeing; Potential loss of operational buildings.					
Summary of	Efficient use of brownfield land and develop	ment will offer opportunity rem	ediation;			

Environmental	Town Centre location promotes use of sustainable modes of travel;
mpacts & Issues	Excellent access to sustainable transport options.
Summary of	
conomic Impacts &	
ssues	
	g/mitigating measures:
	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise e high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
<ul> <li>Potential to c potential</li> </ul>	ombine with other land to assemble a larger site to maximise residential development
<ul> <li>Provide a mix</li> </ul>	of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
<ul> <li>Relocation of</li> </ul>	any operational buildings on site
<ul> <li>Re-provision</li> </ul>	of commuter car parking
<ul> <li>Design of the</li> </ul>	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
<ul> <li>Relocation of</li> </ul>	any operational buildings on site
<ul> <li>Remediation</li> </ul>	of land, if required
-	sessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport ation measures to address adjacent railway line
<ul> <li>Design of deviation</li> </ul>	velopment to have regard to the Town Centre Conservation Area and its setting to the north of the site, beyond the railway line
<ul> <li>Design shoul</li> </ul>	d also have regard to the site's topography and to overall townscape in terms of building heights
<ul> <li>Provision of a</li> </ul>	Iternative car parking to serve the railway station
<ul> <li>Design of the</li> </ul>	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
	velopment to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and mpacts of climate change
Design of dev	velopment should facilitate the reduction of waste and the recycling and composting of the waste produced
<ul> <li>Design of the</li> </ul>	development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 250 dwellings (SHLAA, 2014).</li> <li>As a greenfield site (car park land) of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 has site area, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	decreasing. Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre. Development will make open space provision.

1.2 hectare site for	<ul> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	ng and communal open s 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke	space			
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	Would the development of the site / policy option: • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)? • reduce flood risk to the development and to adjacent development? • avoid an adverse impact on flood zones	decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear,
	3a and 3b? • resolve an existing drainage problem?					<ul> <li>general maintenance), followed by source control measures: A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overal neutral score.</li> <li>A site-specific flood risk assessment is required for proposal of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)</li> <li>All significant forms of development are required to incorporate appropriate sustainable drainage system (SUDS) as part of any development proposals. If this is not</li> </ul>
						feasible, the Council will require evidence illustrating th (Policy CS9). Optimising/mitigating measures:

		pace			<ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface</li> </ul>
<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference	0	0	0	Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location. Open space associated with the residential development is noted. However overall the development will have neutra impacts on this objective. However, careful design of the scheme could reduce the fear of crime. Optimising/mitigating measures: • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
Would the development of the site / policy option: • provide local community services (e.g. education, health, leisure and recreation)?	have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i>	0	0	0	The site is located within:  Woking Town Centre High Accessibility Zone (parking) O-10 minutes to nearest railway station
	Would the development of the site / policy option:         • address issues of deprivation?         • help improve social inclusion?         • support safe communities by reducing crime levels?         • help reduce the fear of crime?         • ensure the timely provision of infrastructure to support communities?         Would the development of the site / policy option:         • provide local community services (e.g. education, health, leisure and	Would the development of the site / policy option:Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14• help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities?Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people with anti-social behaviour and crime.Would the development of the site / policy option: • provide local community services (e.g. education, health, leisure and recreation)?Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18	option: • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities?deprivation, crime, anti- social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14Trends: Number of people claiming Job Seekers Allowance decreased 	Would the development of the site / policy option:       Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants.       0       0         • help improve social inclusion?       • help improve social inclusion?       0       0         • help reduce the fear of crime?       • nesure the timely provision of infrastructure to support communities?       0       0       0         • nesure the timely provision of infrastructure to support communities?       Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.       0       0         Would the development of the site / policy option:       • provide local community services (e.g. education, health, leisure and recreation)?       0       0	Would the development of the site / policy option:       Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14       0       0       0         • help inprove social tocusion?       • help incluse the fear of crime?       • network       • Support safe communities by reducing crime levels?       0       0       0         • help induce the fear of crime?       • network       • Performance Plan 2013- 14       14         Trends: Number of people claiming box       • Dekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.       0       0       0         Would the development of the site / policy option:       • Targets: improve coessibility to all services and facilities. <i>Source: Core Strategy Policy</i> <i>CS18</i> 0       0       0

6. Make the best use of previously developed land and existing buildings       Would th option:         • suppor and/or       • suppor and/or	upport the provision of religious al uses?	accessibility to local services by public transport over last three years.				<ul> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.</li> <li>The development would improve access to open space.</li> <li>The development would help to support existing services and facilities in the community.</li> <li>However these positive effects are countered by the implicit loss of commuter car parking serving the mainline railway station, unless re-provided (there may be an opportunity to increase car parking capacity at Car park (east), Oriental Road).</li> <li>Overall, a neutral score.</li> <li>Optimising/mitigation measures:         <ul> <li>Re-provision of commuter car parking</li> </ul> </li> </ul>
of previously developed land and existing buildings • suppor and/or		ctives: protecting and enhancir				
of previously developed land and existing buildings • suppor and/or		ctives: protecting and enhancing		1 1 11		
(includ ● suppor	the development of the site / policy rt the use of and remediation of usly developed land? rt higher density development a mix of uses? rage the re-use of existing	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the	ng our nati	ural, built : +	and histo +	Site is existing previously developed land. Its development will maximise the efficient use of resources.         Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant or detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use.         Optimising/mitigating measures:         Remediation of land, if required.
7. Minimise air, light Would th		target is being met and exceeded.				

	HLAAMHM003: Car park (east), Orienta residential including Affordable Housi					
and noise pollution	<ul> <li>option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				<ul> <li>modes of transport: very close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic.</li> <li>Development will be exposed to noise pollution from the railway and other commercial and night time activities nearby. The allocation will have to ensure that the design of development that will come forward will have noise attenuation measures. The short term negative impact is predicted to be neutralised by the mitigation measures that will be introduced to make the development acceptable</li> <li>Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</li> <li>Noise attenuation measures to address adjacent railway line.</li> </ul>
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Comments: The development of the site will help the remediation of the existing contaminative use on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.

	and/or creation of biodiversity?	provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy</i> <i>Policy CS20</i> Improved provision of open space. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	Subject to high quality design and appropriate treatment in light of topography, development of this site will not have adverse impacts on natural or heritage assets. Optimising/mitigating measures: Design of development to have regard to the Town Centre Conservation Area and its setting to the north west of the site, beyond the railway line. Design should also have regard to the site's relationship with low-rise existing properties to the south and with overall townscape, both in terms of building heights. Design to have regard to adjacent mature trees.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source:	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 5 of the Code for Sustainable Homes.</li> <li>The site offers reasonable accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water</li> </ul>

<b>1.2 hectare site for</b> to its impacts	<ul> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> </ul>	Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable</li> </ul>
	<ul> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>					Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.

	residential including Affordable Housi	Trends: increase in	-			Optimising/mitigating measures:
		recycling and composting; decrease in waste going to landfill.				Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town	+	+	+	Site lies within Town Centre and promotes sustainable forms of travel. Highly sustainable location adjacent to railway station. Also close to Oriental Road shopping parade and schools. Development would result in the loss of an existing car park serving the railway station (providing a proportion of the total 570 spaces). This could adversely impact on accessibility to public transport. Overall, considered likely to lead to a positive impact in terms of this objective. Optimising/mitigating measures: Provision of alternative car parking to serve the railway station. Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

	HLAAMHM003: Car park (east), Orienta					
1.2 hectare site for I	residential including Affordable Housi	centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public	space			
		transport time of key services.				
	Economic ol	bjectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and</i> <i>Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's	0	0	0	The site is within the Town Centre and has excellent accessibility to key local services including schools.
17. Provide a range	Would the development of the site / policy	population (2012/13). Targets: increase in	0	0	0	Regard to be given to the operational requirements of the

	residential including Affordable Housi	· · ·	adiacent railway land
of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other	adjacent railway land.
		urban centres gradually	
		falling (except in Horsell). Overall Conclusions	
Summary of Social Impacts & Issues Summary of Environmental Impacts & Issues	Positive contribution towards housing require Positive impact on health and wellbeing; Loss of commuter parking (lack of support for Efficient use of brownfield land and develop Town Centre location promotes use of susta Site lies within district heating connection zo Excellent access to sustainable transport op	ement; or community infrastructure). nent will offer opportunity remediation; inable modes of travel; ne, promoting use of renewable energy i	nfrastructure;
Summary of Economic Impacts & Issues			
<ul><li>Provide a mix</li><li>Flood Risk As</li></ul>	neasures:	ature of local needs as evidenced in late of forthcoming Preliminary Surface Water	Management Plan)

## SITE/0011/MNTE, SHLAAMHM003: Car park (east), Oriental Road, Woking, GU22 8BD 1.2 hectare site for residential including Affordable Housing and communal open space

- Re-provision of commuter car parking
- All housing allocations are required to make a contribution to avoid harm to the SPA.
- Remediation of land, if required;
- Design to have regard to adjacent mature trees;
- Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport;
- Noise attenuation measures to address adjacent railway line;
- Design of development to have regard to the Town Centre Conservation Area and its setting to the north west of the site, beyond the railway line;
- Design should also have regard to the site's relationship with low-rise existing properties to the south and with overall townscape, both in terms of building heights;
- Provision of alternative car parking to serve the railway station;
- Regard to be given to the operational requirements of the adjacent railway land
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	r residential development including aft Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
Social objectives: sup	oorting strong, vibrant and healthy communitie	S	L	20913		
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 46 dwellings (SHLAA, 2017).</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes which meet local need. Although the development would lead to a reduction of open space, the land is not maintained as recreational space (formal or informal).

	and at Bradfield Close and 7 York Road r residential development including af					
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	worker intervention and/or formal recreation?         Would the development of the site / policy option:         • result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?         • reduce flood risk to the development and to adjacent development?         • avoid an adverse impact on flood zones	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place, and will therefore have a neutral impact in terms of this objective. Optimising/mitigating measures: • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
4. Reduce poverty, crime and social exclusion	<ul> <li>resolve an existing drainage problem?</li> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased	0	0	0	<ul> <li>Indices of Deprivation (IMD, 2015) does not identify any issues at this location (it is amongst the 40% least deprived neighbourhoods in the country).</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures:         <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

	r residential development including af	claiming benefits lower				
		than regional and national				
		average, but at ward level				
		proportion of adults on key				
		out-of-work benefits can				
		be high i.e. isolated areas				
		experiencing increased				
		deprivation. Total				
		incidences of crime				
		dropping, but robberies				
		and vehicle interference				
		have increased. Increase				
		in percentage of people				
		who believe the Police				
		and Council are dealing				
		with anti-social behaviour				
	Mould the development of the site ( aslight	and crime.		+	+ .	The site is leasted within:
5. To improve accessibility to all	Would the development of the site / policy	Targets: improve accessibility to all services	+	+	+	The site is located within:
services and facilities	option:	accessibility to all services and facilities. Source:				0-10 minutes walk to Woking Town Centre
services and facilities	provide local community services (e.g.	Core Strategy Policy				0-10 minutes walk of Woking Railway Station
	education, health, leisure and	CS18				11-15 minute walk to a primary school
	recreation)?	0378				11-15 minute walk to a secondary school
	<ul> <li>improve access to existing key services including education, employment,</li> </ul>	Trends: increased				<ul> <li>0-5 minute walk to a GP</li> </ul>
	recreation, health, community services,	accessibility to local				within 250m of cycle route and public footpath
	cultural assets, historic environment?	services by public				<ul> <li>within 250m of bus services and bus stops</li> </ul>
		transport over last three				
	<ul> <li>help support existing community facilities?</li> </ul>	years.				The site is within good walking distance of a number of key
		years.				services and facilities, including those in Woking Town
	<ul> <li>help support the provision of religious cultural uses?</li> </ul>					Centre.
						Residential development would help to support existing
Environmental objectiv	en protecting and enhancing our patural built	t and historia any iranment				services and facilities in the community.
6. Make the best use	es: protecting and enhancing our natural, buil Would the development of the site / policy	Targets: 70% of new				Development of the site would result in the loss of part
		residential development to	-	-	-	greenfield land (although the open space is considered to
of previously developed land and	option:	be on previously				have limited public and visual amenity value).
existing buildings	support the use of and remediation of     provisually developed land?	developed land between				
evisiting partalings	previously developed land?	2010 and 2027. Source:				Redevelopment would, however, support higher density
	<ul> <li>support higher density development and/or a mix of uses?</li> </ul>	Core Strategy Policy				development.
		Core Strategy Policy CS10.				
	<ul> <li>encourage the re-use of existing</li> </ul>	Economic development to				Optimising/mitigation measures:
	buildings?	be directed to urban				
	• result in the loss of greenfield land	centres and employment				
	(including gardens)?	areas. Source: Core				space and/or make alternative or better provision in the
	<ul> <li>support the restoration of vacant /</li> </ul>	Strategy Objectives				vicinity to accord with policy CS17
	contaminated land?	Sualegy Objectives		1	1	

		Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and				
		exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	<ul> <li>Woking Town Centre is located within reasonable walking and cycling distance of the site, and a number of facilities are available along Guildford Road to the east of the site. There is good access to public transport. Access to these facilities should reduce the need to travel by car and have a neutral impact on air quality.</li> <li>Optimising/mitigation measures: Travel Plan to consider opportunities to optimise use of sustainable transport</li> </ul>
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	The impacts on this objective is predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable	-	0	0	<ul> <li>The site includes a small area of open space which includes grassland with planted trees and plants. There may be short-term adverse impacts due to the loss of open space, but over time there is an opportunity for any landscaping associated with development to mature and enhance the ecological value of the area.</li> <li>Optimising/mitigation measures: <ul> <li>All housing allocations are required to make a contribution to avoid harm to the SPA (SANG and SAMM).</li> <li>An ecological assessment should determine levels of</li> </ul> </li> </ul>

	<ul> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	or declining in quality. Increasing SANG provision. Stable bird				<ul><li>biodiversity present on site, and to propose any necessary mitigation measures.</li><li>Design of development to incorporate measures to</li></ul>
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	populations. Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy</i> <i>Policy CS20</i> Improved provision of open space. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	enhance ecological value of the site The site is located within the designated Town Centre, and is urban in character. Development would avoid adverse impacts on important landscapes. Development would result in the loss of a small area of open space, but this is not a significant green infrastructure asset. Landscaping provided as part of the redevelopment would provide an opportunity to improve the green infrastructure of the site. Overall, neutral impacts against this objective. Optimising/mitigation measures: Design should seek to retain existing green infrastructure (GI) assets of value and to provide new GI assets in any landscaping scheme.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core	+	+	+	Replacement of the existing building will help improve the energy efficiency of the building stock - planning policy requirements will ensure new residential development achieves water and energy efficiency measures equivalent to Code Level 4; and that adaptation measures such as SuDS avoid increased surface water runoff.

and renewable	<ul> <li>reduce the emission of greenhouse</li> </ul>	and water categories of				both adjacent to the site and in the nearby Town Centre. This
and renewable sources – and adapt to its impacts	<ul> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and</li> </ul>	and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>both adjacent to the site and in the nearby Town Centre. This should reduce the need to travel by car and thus minimise emissions.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve water and energy efficiency requirements, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul> </li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Sustainable travel covered by SA15</li> <li>Would the development of the site / policy option: <ul> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul> </li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is

		Plan 2011.				reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the developmen is water efficient by achieving Code Level 4 equivalent standards.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure	+	+	+	<ul> <li>The site is within Woking Town Centre. It is also adjacent to a number of community facilities and services, and to public transport facilities. The need to travel by unsustainable modes of transport is therefore reduced.</li> <li>Optimising/mitigating measures: <ul> <li>Transport Assessment / Travel Plan required to demonstrate opportunities taken to optimise use of sustainable transport modes</li> </ul> </li> </ul>

	and at Bradfield Close and 7 York Road				
		resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.			
	uilding a strong, responsive and competitive				
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's	-		Redevelopment for residential use would lead to a loss of B1a floorspace and of jobs accessible to local residents. There is limited opportunity to increase the height of the building in order to retain office use due to the potential impact on character of adjacent low density residential development. The first floor office is currently vacant. The site is not located in a strategic employment area as identified by the Employment Land Review / Topic Paper.

		population (2012/13).		
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).		The existing building on the site includes B1a (office) space which would be lost as part of redevelopment for residential use. Development would support the vibrancy of the Town Centre through an increase in footfall and better connectivity, but not of a significant enough scale to lead to notable positive impacts.
<b>Overall Conclusions</b>				
Summary of Social Impacts & Issues	Positive contribution towards housing requir Positive impact on health and wellbeing by p Residential development would help suppor	providing decent homes; t existing community facilities.		
Summary of Environmental Impacts & Issues	Loss of open space and planting – this will r Possibility to enhance green infrastructure; Woking Town Centre location promotes use Possibility to improve walking and cycling ro Replacement of existing building will help im	of sustainable modes of travel; utes thereby improving accessibility to loca	al facilities;	er density development at this Town Centre location;
Summary of Economic Impacts &	Loss of B1a office floorspace will reduce pro		and lead to the	

## SHLAAMHM004: Land at Bradfield Close and 7 York Road, Woking GU22 7QD 0.12 hectare site for residential development including affordable housing

- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Development to justify loss of open space by making alternative and equivalent or better provision in the vicinity, or enhancing the remaining open space, in line with CS17
- Ecological assessment to determine ecological value of site and propose any mitigation and enhancement measures;
- The landscape scheme should aim to enhance remaining open space and incorporate new and improved green infrastructure features, which should connect to wider green infrastructure network
- Transport Assessment and Travel Plan required to determine impact of development on transport network, propose any necessary mitigating measures and opportunities to minimise car use, seek to improve highway safety and pedestrian / cycling permeability of site and connectivity to local facilities and services
- All housing developments are required to make a contribution to avoid harm to the SPA
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- · Design of the development to have regard to incorporation of SuDS and provide suitable surface and foul water drainage
- Design of development to achieve water and energy efficiency requirements, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	d healthy o	communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. The anticipated yield in dwellings is tbc (SHLAA, 2014) however using 35 dph as the mid point of Policy CS10 indicative density range of 30-40 dph) gives an indicative yield of 19 dwellings.</li> <li>As a part previously developed and part greenfield (car park land) site of over 15 homes and more than 1,000 square metres gross floorspace, just over 0.5 ha site area, 40 or 50% affordable housing provision would be required. (further information required as to extent of car park relative to existing built form on the site).</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i>	+	+	+	Development will bring about positive impact on health and wellbeing by providing decent homes.

	<ul> <li>r mixed-use development to comprise</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal</li> </ul>	and Performance Plan 2013-14				
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>

	HLAAMHE016 (SHLAA 2014 Ref): Lion r mixed-use development to comprise					
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants.Source: Woking Service & Performance Plan 2013- 14Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. 	+	+	+	Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location. Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty. Careful design of the scheme could reduce the fear of crime. Optimising/mitigating measures: • Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18Trends: increased accessibility to local services by public transport over last three years.	-	-	-	<ul> <li>The site is located within:</li> <li>800-1200m access by foot to nearest centre</li> <li>0-1333m access by bicycle to nearest centre</li> <li>10-20min distance to Woking town centre</li> <li>10-20 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> </ul> The site is outside of the nearest centre and is beyond reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities

	HLAAMHE016 (SHLAA 2014 Ref): Lion					
0.53 hectare site fo	r mixed-use development to comprise	residential including Affo	ordable	Housing	and off	ices         would not be reduced.         The development would help to support existing services and facilities in the community.         Employment use would be retained.         Overall, a single negative impact in terms of this objective.         Optimising/mitigating measures:         •       Improve access to key services and facilities
	Environmental object	tives: protecting and enhancir	a our nat	ural. built :	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core 	+	+	+	Site is an existing brownfield site. Its development will intensify the use of the land and maximise the use of previously developed land. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an	-	0	0	Town Centre location of this site promotes sustainable modes of transport: very close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Development will be exposed to noise pollution from the railway and other commercial and night time activities nearby. The allocation will have to ensure that the design of development that will come forward will have noise attenuation measures. The short term negative impact is

SITE/0016/MNTE, S	SHLAAMHE016 (SHLAA 2014 Ref): Lion or mixed-use development to comprise	House and car park, Ori	ental Ro	ad, Wok	ing, GU	I22 7BA
	<ul> <li>greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				predicted to be neutralised by the mitigation measures that will be introduced to make the development acceptable Optimising/mitigation measures:
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development will help remediate the potential existing contaminative uses on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no ecological designations. Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> </ul>	Targets: preserve and enhance cultural and historic features.Source: Core Strategy Policy CS20Improved provision of open space. Source: Core Strategy Policy CS17Trends: little change in status of heritage assets	-	-	-	Site adjacent to the listed Shah Jahan Mosque buildings, to the immediate north of the site. Development of this site will have to have regard to the setting of the heritage asset of the site Optimising/mitigating measures: Design should have regard to the setting of adjacent listed buildings.

	<ul> <li>HLAAMHE016 (SHLAA 2014 Ref): Lion r mixed-use development to comprise</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>					
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	The mixed use development would be required to achieve the energy and water components of Level 4 or 5 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm., depending on the siting and quantity of development. This will be determined on a case by case basis. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green

	for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15					infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non- residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting;	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of
14. Maintain and	Would the development of the site / policy	decrease in waste going to landfill. Targets: achieve at least	0	0	0	waste and the recycling and composting of the waste produced Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for

and manage water	<ul> <li>r mixed-use development to comprise</li> <li>support the efficient use of water</li> </ul>	Directive.				residential buildings over 1,000 sqm.
resources sustainably	<ul> <li>resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved</li> </ul>	Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22.				The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).
	<ul><li>through remediation?</li><li>provide adequate wastewater and sewerage infrastructure?</li></ul>	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key	+	+	+	Comments: The site has excellent/ good accessibility to key local services (schools, GP surgeries and to Woking Town Centre). Accessibility to the nearest village centre by bike and foot is also excellent/ good; within suitable walking distance of the nearest centre. It will reduce the need to travel. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

SITE/0016/MNTE, S	HLAAMHE016 (SHLAA 2014 Ref): Lion	House and car park, Orio	ental Ro	ad, Wok	ing, GU	22 7BA
0.53 hectare site for	mixed-use development to comprise		ordable	Housing	and off	ices
	- · · ·	services.				
16. Maintain high and	Would the development of the site / policy	bjectives: building a strong, re Targets: increase		and comp	1	onomy
<ul> <li>to wantain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all</li> <li>17. Provide a range</li> </ul>	<ul> <li>would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in	+	+	+	Site currently in use office use (B1a). Mixed-use development will bring forward as a minimum re-provision of commercial use, potentially with some intensification, and may promote generation of jobs.
of commercial development opportunities to meet the needs of the economy and, in	<ul> <li>volue the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in</li> </ul>	registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office	+	+	+	Mixed-use development will bring forward commercial use, and promote generation of jobs.
particular, support and enhance economies of town,	<ul> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> </ul>	space. Source: Economic Development Strategy 2012				

		n House and car park, Oriental Road, Woking, GU22 7BA				
0.53 hectare site for	r mixed-use development to comprise	residential including Affordable Housing and offices				
district, local and neighbourhood centres	<ul> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually				
		falling (except in Horsell).				
		Overall Conclusions				
Summary of Social	Positive contribution towards housing requir					
Impacts & Issues	Positive impact on health and wellbeing.					
Summary of	Efficient use of brownfield land and opportunity to remediate land.					
Environmental						
Impacts & Issues						
Summary of	Partial commercial redevelopment of the site	e would encourage provision of jobs accessible to local residents;				
Economic Impacts &		build provide for the needs of business in urban areas.				
Issues						
	Summary of optimising/mitigating measures:					
		CS12. If this can not be achieved then evidence will need to be submitted to support otherwise				
	<ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul>					
	• • • •					
	<ul> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> </ul>					
		or Subs and other adaptation measures such as green innastructure reatures				
	Improve access to key services and facilities					
Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,     londform, orientation and landscening to maximize of energy and edent to the impacts of alimete shange.						
landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change						
	<ul> <li>Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced</li> <li>Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>					
	ocations are required to make a contribution t					
•	0	ice the fear of crime. For example, designing in natural surveillance				
	of land, if required.					
	also have regard to the setting of adjacent lis					
<ul> <li>Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.</li> </ul>						

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 88 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing by providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear general maintenance), followed by source control measures:</li> <li>A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overa neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and four water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	0	0	0	Indices of Multiple Deprivation (IMD, 2010) does not identif any issues at this location.

exclusion	<ul> <li>address issues of deprivation?</li> </ul>	social behaviour and				
	help improve social inclusion?	number of benefit				Development will have neutral impacts on this objective.
	<ul> <li>support safe communities by reducing</li> </ul>	claimants.				However, careful design of the scheme could reduce the fear
	crime levels?	Source: Woking Service &				of crime.
	<ul> <li>help reduce the fear of crime?</li> </ul>	Performance Plan 2013-				Optimicing/mitigating magaurage
	ensure the timely provision of infrastructure to support communities?	14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing				<ul> <li>Optimising/mitigating measures:</li> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul>
		with anti-social behaviour				
5 To improvo	Would the development of the site / reliev	and crime.			<u> </u> .	The site is located within:
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>Woking Town Centre</li> <li>800-1200m access by foot to nearest centre</li> <li>0-1333m access by bicycle to nearest centre</li> <li>0-10 min distance to Woking town centre</li> <li>6-10 minutes walk to a primary school</li> <li>16-20 minutes walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.

	or residential including Affordable Hou					The development would help to support existing services and facilities in the community.
	Environmental objec	tives: protecting and enhanc	ing our nat	ural, built	and histo	pric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing previously developed land. It will lead to the intensification of the use of previously developed land Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant of detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required. Scope to reuse the existing building through conversion and adaptations?
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF.	0	0	0	It predicted that the impacts will be neutral Optimising/mitigating measures: Remediation of land, if required.

	land? • reduce the risk of creating further contamination?	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no ecological designation Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets. Optimising/mitigating measures: Design of development to have regard to this prominent corner position and vibrancy at ground floor level.

11. Poduco tho	Would the development of the site / policy	quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0		The residential development would be required to achieve
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>

						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy</i> <i>Policy CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22.	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within

	<ul> <li>r residential including Affordable Hou</li> <li>facilitate water quality to be achieved</li> </ul>					neighbouring boroughs).
	through remediation?	Trends: river quality in				
	<ul> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	the Borough remains poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
5. Reduce the need o travel, encourage safe, sustainable ransport options and nake the best use of existing transport nfrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey</i> <i>Transport Plan 2011 &amp;</i> <i>Core Strategy Policy</i> <i>CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2011 vs. 58.9% in 2011 vs. 58.9% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Comments: Site lies within Town Centre and promotes sustainable form of travel. The site is exceptionally well located near to the railway station and has excellent accessibility to local services and shops. Its development will reduce the need to travel. Optimising/mitigating measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

	HLAAMHM001: Royal Mail Sorting/Del		Lane, Woking, GU	22 7AJ
	<ul> <li>r residential including Affordable Hou Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	sing Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's		- Site currently in use as a sorting office, an employment use. Mixed-use retail and residential development will maintain some jobs, but potentially fewer than the existing use.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> </ul>	population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of		- Site currently in use as a sorting office, an employment use. Mixed-use retail and residential development will maintain some jobs, but potentially fewer than the existing use.

centres	<ul> <li>r residential including Affordable House</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate		
		in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually		
		falling (except in Horsell). Overall Conclusion		
Summary of Social Impacts & Issues	Positive contribution towards housing require Positive impact on health and wellbeing.	ement;	5	
Summary of Environmental Impacts & Issues Summary of Economic Impacts &	Efficient use of brownfield land and opportur Town Centre location promotes use of susta Site lies within district heating connection zo Loss of some employment floorspace. How Development would support the economy of	inable modes of travel; ne, promoting use of renewable en ever retail development at ground f	ergy infrastructu por would encou	re. urage provision of jobs accessible to local residents.
<ul> <li>Provide a mix</li> <li>Flood Risk As:</li> <li>All housing all</li> </ul>	using to be provided on site in line with Policy of dwellings types and sizes to address the ne sessment (subject to the findings of the forthc ocation are required to make a contribution to	ature of local needs as evidenced i oming Preliminary Surface Water M avoid harm to the SPA (Policy CS8	latest SHMA (F anagement Pla )	Policy CS11) n)
<ul> <li>Remediation of Scope to reuse</li> <li>Transport Ass</li> <li>Remediation of</li> </ul>	scheme to seek to design out crime and reduce of land, if required e the existing building through conversion and essment required to determine impact of deve of land, if required	adaptations? Hopment on transport network; and	opportunities to	
<ul> <li>Design of the</li> <li>Design of deve adapt to the in</li> </ul>	npacts of climate change	of SuDS and other adaptation meas mes Level 4, and take account of la	ures such as gr yout, landform,	orientation and landscaping to maximise efficient use of energy and
Design of the	elopment should facilitate the reduction of was development would have to provide suitable v sibility study for connection to CHP network			vroduced

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> and Performance Plan	0	0	0	As an allocation for infrastructure development, a neutral effect in terms of this objective.

	<ul> <li>r essential infrastructure – road impro</li> <li>improve accessibility to leisure and</li> </ul>	2013-14				
	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g through minimising paved areas, keeping drains clear general maintenance), followed by source control measures A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding.</li> <li>Optimising/mitigating measures:         <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>

	SHLAA n/a: Victoria Arch, Victoria Way r essential infrastructure – road impro					
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+	+	+	<ul> <li>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>The development of additional/improved infrastructure will assist in supporting communities.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility Zone (parking)</li> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>16-20 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.

	r essential infrastructure – road impro					
						The development would improve accessibility for pedestrians and cyclists as well as motorists, improving access to and from the Town Centre, and its shops, services, community facilities and jobs.
	Environmental objec	tives: protecting and enhancin	g our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the	0	0	0	The development involves underground tunnels for pedestrian and cycle paths. It is predicted to have a neutral impact on this objective.
		target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective	+	+	+	Development of the site is intended to reduce congestion, improve better flow of traffic and encourage north to south pedestrian and cycle movement. It has the potential to reduce pollution and noise in the area.
	<ul> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil	Would the development of the site / policy option: • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land.	0	0	0	The impacts are predicted to be neutral.

quality	• support the remediation of contaminated land?	Source: NPPF.				
	<ul> <li>reduce the risk of creating further contamination?</li> </ul>	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	-	0	0	Development on bridge and embankment. The embankment consists of green features and mature trees. The presence of any protected species / biodiversity would be assessed at the time of an application, in light of site visit observations. Optimising/mitigating measures: An ecological assessment may be required for the site
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood	0	0	0	The site is within 250m of locally listed buildings on Guildford Road. Unlikely to have an impact on heritage assets. Optimising/mitigating measures: Development should preserve and enhance heritage assets and their setting, including locally listed buildings.

SITE/0054/MNTW	SHLAA n/a: Victoria Arch, Victoria Way	Woking GU21 6DD				
	r essential infrastructure – road improv					
		Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable Energy Directive and Core</i> <i>Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source:</i> <i>Core Strategy Policies</i> <i>CS9 &amp; CS22.</i> Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	The redevelopment of this site would have minimal impacts on this objective.
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i>	0	0	0	The redevelopment of this site would have minimal impacts on this objective.

	SHLAA n/a: Victoria Arch, Victoria Way					
0.15 hectare site for	<ul> <li>r essential infrastructure – road improvinew projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Core Strategy Policy CS17. Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	0	0	0	The redevelopment of this site would have minimal impacts on this objective.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least'good' status in all waterbodies by 2015. Source:Water FrameworkDirective.Decrease consumption ofwater to105litres/person/day inhomes. Source: CoreStrategy Policy CS22.Trends: river quality in theBorough remainspoor/moderate;consumption of waterremains high.	0	0	0	
15. Reduce the need to travel, encourage safe, sustainable transport options and	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of	0	0	0	The impacts are predicted to be neutral.

	r essential infrastructure – road impro				1	
nake the best use of	<ul> <li>reduce the need for car ownership?</li> </ul>	non-car modes; increase				
existing transport	<ul> <li>support improved provision for cycling?</li> </ul>	level of satisfaction with				
nfrastructure	<ul> <li>support improved provision for walking?</li> </ul>	ease of access to work by				
	<ul> <li>affect public rights of way?</li> </ul>	any mode; maintain bus				
	<ul> <li>support improved access to public</li> </ul>	patronage and improve				
	transport?	punctuality of services.				
	<ul> <li>support the provision of a safe transport</li> </ul>	Source: Surrey Transport				
	network?	Plan 2011 & Core				
	<ul> <li>be accommodated within the existing</li> </ul>	Strategy Policy CS18.				
	public transport constraints?					
	<ul> <li>lead to development within a main town,</li> </ul>	Trends: proportion of				
	district or local centre?	people travelling to work				
	<ul> <li>improve proximity to key services such</li> </ul>	by car remains static				
	as schools, food shops, public transport,	(57.79% in 2011 vs.				
	health centres etc.?	58.9% in 2001) and by				
	nealth centres etc.	bicycle remains static				
		(2.66% in 2011 vs. 2.7%				
		in 2001); increase in				
		cycling infrastructure				
		resulting in 53% increase				
		in cycle journeys to town				
		centre, and 27% increase				
		across the Borough since				
		May 2010; increase in rail				
		passengers; increase in				
		proportion of new				
		residential development				
		within 30 minutes public				
		transport time of key				
		services.				
		bjectives: building a strong, re			1	
<ol><li>Maintain high and</li></ol>	Would the development of the site / policy	Targets: increase	0	0	0	No direct relevance.
stable levels of	option:	employment provision and				
employment and	<ul> <li>encourage diversity and quality of</li> </ul>	job opportunities; increase				
productivity, and	employment in the Borough?	access to and				
encourage high	<ul> <li>encourage provision of jobs accessible</li> </ul>	participation in education.				
quality, low impact	to local residents?	Source: NPPF and				
development and	<ul> <li>enable local people to work near their</li> </ul>	Woking Economic				
education for all	homes?	Development Strategy				
	<ul> <li>ensure the timely provision of</li> </ul>	(2012)				
	infrastructure?					
	<ul> <li>support the implementation of</li> </ul>	Trends: gradually				
		increasing economically				
	<ul> <li>BREEAM?</li> <li>support a better match between</li> </ul>	increasing economically active population (51,800				

<ul> <li>improve access to and participation in education?</li> </ul>	jobs; decreasing number of unemployment benefit claimants; increase in			1	
	number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has				
	year and makes up nearly 7% of the Borough's population (2012/13).				
<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for	+	+	+	The Victoria Arch capacity improvement project would be key to enhancing the Town Centre economy.
) • •	<ul> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district</li> </ul>	<ul> <li>People with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).</li> <li>Vould the development of the site / policy ption:</li> <li>lead to the loss of viable employment/jobs?</li> <li>lead to the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> <li>Trends: increase in no. of VAT registered businesses in no. of VAT registered businesses in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high</li> </ul>	people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).Vould the development of the site / policy option:Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012+• Increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres?Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (20.3% in 2013); retail vacancy rate	people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).Vould the development of the site / policy uption:Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012+Vould the historic environment?Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (2013); high vacancy rates for commercial and industrial floorspace (2013); high vacancy rates	people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).Vould the development of the site / policy pition:Targets: increase in registered businesses; decrease in amount of vacant retail, commercial 

	to increase. Retail vacancy rates in other					
	urban centres gradually falling (except in Horsell).					
	Overall Conclusions					
Summary of Social Impacts & Issues	Timely provision of infrastructure to support communities; Significantly improved access to Town Centre jobs, shops, services and facilities.					
Summary of Environmental Impacts & Issues	Improved transport interchange would reduce congestion and thus reduce air pollution and carbon emissions from traffic; Proximity of heritage assets to be taken into account.					
Summary of Economic Impacts & Issues	Improving essential transport infrastructure would be a significant factor in enhancing the economy of Woking Town Centre.					
	/mitigating measures:					
•	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance					
	should preserve and enhance heritage assets and their setting, including locally listed assets on Guildford Road;					
0	assessment may be required					
	development would have to take into account SuDS and provide suitable surface and foul water drainage sessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)					
	phase to have regard to the sustainable use and re-use of resources and reduction and recycling of waste produced.					

SA Objective	mixed-use development to comprise on Decision-making criteria	Indicators and targets	Short-	Mediu	Long	Comments
			term 0-	m- term	-term 20+yr	(justification of score + cumulative effects + mitigation measures)
			5yrs	5-	s	
				20yrs		-
<u>,                                    </u>		bjectives: supporting strong, v				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, but not Affordable Housing given national minimum threshold. It is anticipated that the site would yield 10 net additional dwellings (based on 290 dph indicative density) and assumed less than 1,000 square metres gross floorspace.</li> <li>Optimising/mitigating measures: <ul> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	not being met (downward trend). Number of households on Housing Register high but decreasing. Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Parfermance Plan	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. The site is within Woking Town Centre. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.
	<ul> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	and Performance Plan 2013-14				The site is within suitable walking distance of leisure and open space facilities surrounding Woking Leisure Centre (1

v. i nectare site for	mixed-use development to comprise of open space for informal and/or formal				T	mins walk).
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear general maintenance), followed by source control measures:</li> <li>A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overa neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and four water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Multiple Deprivation (IMD, 2010) does not identi any issues at this location.

ovolucion	, address issues of density stice?	agaid behaviour and				
exclusion	<ul> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013- 14 Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				<ul> <li>Whilst the housing element of the development will overal have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices). This will create additional jobs, some or which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility Zone (parking)</li> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>11-15 minutes walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced.

						The development would help to support existing services and facilities in the community.
	Environmental object	tives: protecting and enhancin	g our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.	+	+	+	Site is an existing brownfield site and would support a higher density development and maximise the use of previously developed land.
7 Minimire ein linke		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective	0	0	0	The site is within Woking Town Centre and has excellent accessibility to sustainable transport modes, including Woking Railway Station and bus services. It also provides opportunities to walk to key services, jobs and shops and therefore reduces the likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures:
	<ul><li>may cause pollution from traffic?</li><li>ensure people are not exposed to greater levels of noise?</li><li>ensure people are not exposed to light pollution?</li></ul>	Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				Opportunities to optimise use of sustainable transport, for example, through improved pedestrian links.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i>	0	0	0	The impacts are predicted to be neutral.

SITE/0056/MNTW, S	SHLAAMHM012: Somerset House, 1-18	Oriental Road, Woking,	GU22 7E	BG		
	<ul> <li>mixed-use development to comprise of enduce the risk of creating further contamination?</li> </ul>	Trends: no significant loss of agricultural land; increase in number of sites with potential land				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	contamination. Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA. Improve green infrastructure provision on site, and consider connections to wider GI network.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets. Optimising/mitigating measures: As a prominent corner in the Town Centre and key to Woking's townscape, the design of development should be exceptional, with improvements to public realm.

SITE/0056/MNTW, S	HLAAMHM012: Somerset House, 1-18	Oriental Road, Woking, (	GU22 7E	3G		
0.1 hectare site for a	<ul> <li>mixed-use development to comprise of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	ffices and residential Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Due to the sites location, the development should consider establishing or connecting to an existing CHP network. The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes and possible connection with a CHP network. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 4 , and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of	Would the development of the site / policy option:	Targets: increase use of locally produced	0	+	+	Undertake feasibility study for connection to CHP network Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably

	mixed-use development to comprise o					The eliments show as ODD and
resources by using sustainably produced and local products	<ul> <li>construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Strategy Policy CS22. All residents to have access to allotment within 800m of home. Source: Core Strategy Policy CS17. Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>

	mixed-use development to comprise o		т	1	-	The site has excellent accessibility to Woking Railway
5. Reduce the need o travel, encourage afe, sustainable ransport options and nake the best use of xisting transport offrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in	+	+	+	The site has excellent accessibility to Woking Railway Station and bus services. Any development coming forwar can improve access to public transport facilities. It is within the Woking High Accessibility Zone where there is a lower car parking requirement for new residential properties. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and help reduce the need to travel. Optimising/mitigating measures: Conduct a Travel Plan to explore opportunities to maximise use of sustainable transport modes; Improved provision for cycling infrastructure.
	Economic of	proportion of new residential development within 30 minutes public transport time of key services. bjectives: building a strong, re	sponsivo	and comp		
16. Maintain high and	Would the development of the site / policy	Targets: increase	sponsive +	and comp +		Any commercial use provided as part of redevelopment
to. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of</li> </ul>	employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012)	+	+	+	would encourage provision of jobs accessible to local residents.

	<ul> <li>mixed-use development to comprise of • support the implementation of     </li> </ul>	Trends: gradually				
	BREEAM?	increasing economically				
	<ul> <li>support a better match between</li> </ul>	active population (51,800				
	education and local employment	in 2012/13 from 51,000 in				
	opportunities?	2011/12); steady supply of				
	<ul> <li>improve access to and participation in</li> </ul>	jobs; decreasing number				
	education?	of unemployment benefit				
		claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active				
		people – performing better				
		than regional and national levels.				
		Increase in number of				
		people with NVQ2 and				
		higher qualifications since				
		2010. However, number				
		of people with no				
		qualifications has				
		increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
		population (2012/13).				
17. Provide a range	Would the development of the site / policy	Targets: increase in	+	+	+	The mixed-use development of this site could deliver
of commercial	option:	registered businesses;				employment floorspace, and provide for the needs of urban
levelopment	lead to the loss of viable	decrease in amount of				businesses.
opportunities to meet	employment/jobs?	vacant retail, commercial and industrial floorspace;				
he needs of the economy and, in	<ul> <li>deliver sufficient employment land?</li> </ul>	improve quality of office				
particular, support	<ul> <li>provide for the needs of business in</li> </ul>	space. Source: Economic				
and enhance	urban and rural areas (such as range of	Development Strategy				
economies of town,	premises, land, infrastructure and services)?	2012				
district, local and	<ul> <li>increase the economic benefit derived</li> </ul>	2072				
neighbourhood	from the historic environment?	Trends: increase in no. of				
centres	<ul> <li>support start-up and local businesses?</li> </ul>	VAT registered				
	<ul> <li>support the vibrancy of the town, district</li> </ul>	businesses (from 1997 to				
	and local centres?	2007 – no recent data);				
		low UK Competitiveness				
		Index ranking in Surrey				
		(but performing well				
		regionally/nationally);				
		decrease in B1, B2 and				
		B8 floorspace (2013); high				
		vacancy rates for		I	1	

	SHLAAMHM012: Somerset House, 1-18 Oriental Road, Woking, GU22 7BG					
0.1 hectare site for	mixed-use development to comprise offices and residential commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).					
	Overall Conclusions					
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing due to proximity to open space and leisure facilities, and increased propensity to walk/cycle to work (encouraging healthy lifestyles).					
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Town Centre location within walking distance of Woking Railway Station promotes use of sustainable modes of travel; Improved energy efficiency of building stock; Opportunity to connect to CHP in future – supports zero/low carbon technology; Opportunity to improve the green infrastructure provision on site; Opportunity to improve Woking townscape at this key corner position.					
Summary of Economic Impacts & Issues	Supports provision of jobs through increased commercial floorspace, and provide for the needs of urban businesses.					
<ul> <li>Flood Risk As</li> <li>Design of the</li> <li>All housing al</li> <li>Design of dev</li> <li>Conduct a Tra</li> <li>Improved pro</li> <li>Design of the</li> <li>Design of dev</li> <li>adapt to the in</li> <li>Undertake fea</li> <li>Design of dev</li> </ul>	g/mitigating measures: (of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11) sessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan) scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance llocations are required to make a contribution to avoid harm to the SPA (policy CS8) velopment to take into account prominent corner position and enhance townscape avel Plan to explore opportunities to maximise use of sustainable transport modes vision for cycling infrastructure development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features velopment to achieve Code for Sustainable Homes Level 4, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and mpacts of climate change asibility study for connection to CHP network velopment should facilitate the reduction of waste and the recycling and composting of the waste produced development would have to provide suitable wastewater and sewerage infrastructure					

	SHLAAMHM008: Former St Dunstans, V r mixed-use development to comprise				ble Hou	Ising
SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	d healthy o	communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 107 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, but within public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. The site is within Woking Town Centre. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre. It is also within 750m of Woking Leisure Centre and Woking Park.

U.ZT nectare site to	r mixed-use development to comprise open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g through minimising paved areas, keeping drains clear general maintenance), followed by source control measures A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overal neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	+	+	+	Indices of Multiple Deprivation (IMD, 2010) does not identify

	or mixed-use development to comprise			/		
crime and social exclusion	option: • address issues of deprivation? • help improve social inclusion? • support safe communities by reducing crime levels? • help reduce the fear of crime? • ensure the timely provision of infrastructure to support communities?	deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour				<ul> <li>any issues at this location.</li> <li>Whilst the housing element of the development will overal have a neutral impact on this objective, the development is a mixed use development to include additional employmen floorspace (retail). This will create additional jobs, some o which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and crime. Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within: Woking Town Centre High Accessibility Zone (parking) 0-10 minutes to nearest railway station 6-10 minutes walk to a primary school 11-15 minutes walk to a secondary school 0-5 minutes walk to a GP within 250m of cycle route and public footpath within 250m of bus services and bus stops The site is within Woking Town Centre and within reasonable

	HLAAMHM008: Former St Dunstans, V					
0.21 hectare site for	r mixed-use development to comprise	of retail and residential i	ncludinç	g Afforda	<u>ible Hou</u>	Ising         facilities. The need to travel to access services and facilities will be reduced.         The development would improve access to employment (retail).         The development would help to support existing services and facilities in the community.
	Environmental objec	tives: protecting and enhancin	ig our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing brownfield site and development would further intensify the existing land uses.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Site lies within Town Centre and promotes sustainable forms of travel. It is within the Woking High Accessibility Zone where there is a lower car parking requirement for new residential and commercial properties. This should encourage the use of sustainable methods of transport including walking, cycling and public transport. It is in close proximity to sustainable modes of transport including local bus services, Woking Railway Station and the local cycle network. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.
8. Reduce land	Would the development of the site / policy	Targets: reduce land	0	0	0	Impacts are predicted to be neutral.

contamination and	or mixed-use development to comprise option:	contamination and avoid		Ĩ		
safeguard agricultural soil quality	<ul> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> </ul>	development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i>				
	<ul> <li>reduce the risk of creating further contamination?</li> </ul>	Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations The site has been cleared and is now overgrown. Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA. An ecological assessment may be required if further investigation reveals potential ecological value of the site.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

	SHLAAMHM008: Former St Dunstans, V r mixed-use development to comprise				able Her	usina
		historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Without prior assessment.Targets: decrease in carbon emissions and increase energy from renewable sources.Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23.Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22.Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22.Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,</li> </ul>

						landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and

	r mixed-use development to comprise treatment? • prevent water resource pollution?	homes. Source: Core Strategy Policy CS22.				any development is therefore unlikely to affect zones within neighbouring boroughs).
	<ul> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Site lies within Woking Town Centre and promotes sustainable forms of travel. This should encourage the use of sustainable methods of transport including walking, cycling and public transport. It is close to services and facilities and will minimise the need to travel.
		bjectives: building a strong, re	sponsive	and comp	etitive ec	
16. Maintain high and	Would the development of the site / policy	Targets: increase	+	+	+	Mixed-use development will bring forward commercial use,

	SHLAAMHM008: Former St Dunstans,					
employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>r mixed-use development to comprise</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	job opportunities; increase access to and participation in education. <i>Source: NPPF and</i> <i>Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).	ncluding	<u>Afforda</u>		local economy and bring forward high quality commercial premises that are fit for the needs of modern businesses. A mixed use development will enable local people to live near places of work and help to reduce the need to travel. The commercial element of the development will support the provision of BREEAM very good standard.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to	+	+	+	Mixed-use development would bring forward high quality commercial development within Woking Town Centre that would support a vibrant town centre and local economy.

	and local centres?	2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well					
		regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high					
		vacancy rates for commercial and industrial floorspace (20.3% in					
		in Town Centre continues to increase. Retail					
		vacancy rates in other urban centres gradually falling (except in Horsell).					
		Overall Conclusions					
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing;						
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Town Centre location promotes	use of sustainable modes of travel.					
Summary of Economic Impacts & Issues	Commercial development of the	site would encourage provision of jobs accessible to local re site would provide for the needs of business in urban areas enhance the economy of the Town Centre.					
Summary of optimising	/mitigating measures:						
		with Policy CS12. If this can not be achieved then evidence dress the nature of local needs as evidenced in latest SHM/					
		of the forthcoming Preliminary Surface Water Management					
<ul> <li>Design of the</li> </ul>	development to have regard to inc	corporation of SuDS and other adaptation measures such as	s green infrastructure features				
			esidential buildings over 1,000 sqm., and take account of layout,				
	asibility study for connection to CH	ise efficient use of energy and adapt to the impacts of climat P network	le change				
		iction of waste and the recycling and composting of the was	te produced				
<ul> <li>Design of the</li> </ul>		le suitable wastewater and sewerage infrastructure					
	locations are required to make a c	ontribution to avoid harm to the SPA (Policy CS8)					
		he and reduce the fear of crime. For example, designing in r	actural aurucillance				

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 20 dwellings (SHLAA, 2017).</li> <li>The site would be expected to re-provide the existing specialist accommodation on site.</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha sit area, but partially within public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Reprovision of the existing specialist accommodation on site</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i> and Performance Plan	+	+	+	<ul> <li>Development will bring about positive impact on health ar wellbeing via providing decent homes.</li> <li>The site is within Woking Town Centre. Development wencourage healthy lifestyles where residential is close services and facilities within the centre.</li> <li>It is also within 750m of Woking Leisure Centre and Woking</li> </ul>

	<ul> <li>mixed-use development to comprise c</li> <li>improve accessibility to leisure and</li> </ul>	2013-14	Ŭ			Park.
	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>

	r mixed-use development to comprise o					
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+	+	+	<ul> <li>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Whilst the housing element of the development will overal have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within: Woking Town Centre High Accessibility Zone (parking) 0-10 minutes to nearest railway station 6-10 minutes walk to a primary school 11-15 minutes walk to a secondary school 0-5 minutes walk to a GP within 250m of cycle route and public footpath within 250m of bus services and bus stops

SITE/0031/MNTW	SHLAAMHM009: Owen House and The	Crescent, Heathside Cres	scent. W	/okina. G	U22 7A	G
	mixed-use development to comprise of					
	help support the provision of religious cultural uses?					The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced. The development would improve access to employment (retail). The development would help to support existing services and facilities in the community.
						racinues in the community.
		tives: protecting and enhancin	ig our nat	ural, built a	and histor	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and	+	+	+	Site is an existing brownfield site and would further intensify the existing land uses and maximise the use of previously developed land
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not	0	0	0	The site is within Woking Town Centre. It is therefore in close proximity to sustainable modes of transport including local bus services, Woking Railway Station and the local cycle network. Will reduce the need to travel. Any adverse impacts will be insignificant. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.

		currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land	0	0	0	The impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	contamination. Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no ecological designation. All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> </ul>	Targets: preserve andenhance cultural andhistoric features.Source: Core StrategyPolicy CS20Improved provision ofopen space.Source:Core Strategy PolicyCS17Trends: little change instatus of heritage assets(4 Grade I, 10 Grade II*,166 Grade II, 311 LocallyListed Buildings, 5Scheduled Ancient	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

	assets?	Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> </ul>

						Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance ir place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive.	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm.

resources	mixed-use development to comprise of resources?	Decrease consumption of				The Environment Agency has confirmed that there are no
sustainably	<ul> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> </ul>	water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the				Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures:
	<ul> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Borough remains poor/moderate; consumption of water remains high.				Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Site lies within Woking Town Centre and promotes sustainable forms of travel. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.

	HLAAMHM009: Owen House and The mixed-use development to comprise c					
0.1 nectare site for		bjectives: building a strong, re				
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).	+	+	+	Mixed-use development will bring forward commercial use, and promote the generation of jobs. It will help support the local economy and bring forward high quality commercial premises that are fit for the needs of modern businesses. A mixed use development will enable local people to live near places of work and help to reduce the need to travel. The commercial element of the development will support the provision of BREEAM very good standard.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012	+	+	+	Mixed-use development would bring forward high quality commercial development within Woking Town Centre that would support a vibrant town centre and local economy.

neighbourhood centres	from the historic environment? <ul> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually		
		falling (except in Horsell). Overall Conclusio		
Summary of Social	Positive contribution towards housing require		115	
Impacts & Issues	Positive impact on health and wellbeing;	Smont,		
Summary of	Efficient use of brownfield land;			
Environmental Impacts & Issues	Town Centre location promotes use of susta	inable modes of travel.		
Summary of	Commercial development of the site would e			ents;
Economic Impacts &	Commercial development of the site would p		urban areas;	
ssues	Development would support and enhance the	e economy of the Town Centre.		
	g/mitigating measures:			
	ousing to be provided on site in line with Policy		hen evidence will	need to be submitted to support otherwise
	of the existing specialist accommodation on site			
	x of dwellings types and sizes to address the na			•
	ssessment (subject to the findings of the forthc			))
	Illocation to are required to make a contribution			rel aurveillenee
-	e scheme to seek to design out crime and reduc	e the leaf of chime. For example,	uesigning in natu	
	s to optimise use of sustainable transport;	of SUDS and other adaptation man	uroo quob oo ara	oon infrastructure factures
	e development to have regard to incorporation o			ential buildings over 1,000 sqm., and take account of layout,
	entation and landscaping to maximise efficient			
	easibility study for connection to CHP network	abe of onorgy and ddapt to the imp		
	velopment should facilitate the reduction of was	ste and the recycling and composti	ng of the waste p	roduced

	SHLAAMHM010: Coroner's Court (form r mixed-use development to comprise					
SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	vibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 48 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, but within public ownership, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. The site is within Woking Town Centre. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre. It is also within 750m of Woking Leisure Centre and Woking Park.

	open space for informal and/or formal recreation?	Trends: 86.3% of people				
		describe their health as				
		good, higher than South				
		East and national average				
		(upward trend). Life				
		expectancy is increasing.				
		Death rates from heart				
		disease slightly lower than				
		national and regional				
		levels, but from cancer				
		and stroke slightly higher				
		than national and regional				
		levels. Death rates from				
		heart disease and stroke				
		decreasing, and from				
		cancer static. Participation				
		in both health and				
		exercise activities has				
		significantly increased in				
Deduce		recent years.	0	-	0	Otto la seta di vitti a Elevali Zana A vela se devela sera et
Reduce Inerability to	Would the development of the site / policy	Trends: No development	0	0	0	Site located within Flood Zone 1, where development
	option:	has been/is permitted in the floodplain against the				recommended to take place and will therefore have a neut impact in terms of this objective.
oding and harm m flooding on	• result in development within an area at risk of flooding (e.g. flood zone 3a and	advice of the Environment				impact in terms of this objective.
blic well-being, the		Agency.				Available information suggests pluvial flooding in the local
onomy and the	3b or areas of known pluvial flooding)?	Agency.				Core Strategy Policy CS9 (para. 5.50) requires developers
vironment	reduce flood risk to the development					work towards replicating greenfield run-off situations (e
VIIOIIIIIeIIt	and to adjacent development?					through minimising paved areas, keeping drains cle
	avoid an adverse impact on flood zones					general maintenance), followed by source control measur
	3a and 3b?					A Flood Risk Assessment will be required for developm
	<ul> <li>resolve an existing drainage problem?</li> </ul>					proposals within or adjacent to areas at risk of surface wa
						flooding. Taking into account these measures, an over
						neutral score.
						Optimising/mitigating measures:
						<ul> <li>Design of the development would have to take in</li> </ul>
						account SuDS and provide suitable surface and f
						water drainage
						<ul> <li>Flood Risk Assessment (subject to the findings or</li> </ul>
						<ul> <li>Flood Risk Assessment (subject to the indings of the forthcoming Preliminary Surface Water</li> </ul>
						Management Plan)

	SHLAAMHM010: Coroner's Court (form r mixed-use development to comprise					
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+	+	+	<ul> <li>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Whilst the housing element of the development will overall have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within: • Woking Town Centre • High Accessibility Zone (parking) • 0-10 minutes to nearest railway station • 11-15 minutes walk to a primary school • 16-20 minutes walk to a secondary school • 0-5 minutes walk to a GP • within 250m of cycle route and public footpath • within 250m of bus services and bus stops The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and

SITE/0043/MNTW. S	HLAAMHM010: Coroner's Court (form	er Woking Magistrates C	ourt). St	ation An	proach	. Woking. GU22 7YL
	mixed-use development to comprise					
						facilities. The need to travel to access services and facilities will be reduced. The development would improve access to employment (offices). The development would help to support existing services and facilities in the community.
	Environmental objec	tives: protecting and enhancin	g our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing brownfield site and would further intensify the existing land uses and maximise the use of previously developed land
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	The site is within Woking Town Centre. It is therefore in close proximity to sustainable modes of transport including local bus services, Woking Railway Station and the local cycle network. In this regard, impacts on this objective is predicted to be neutral. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.
8. Reduce land	Would the development of the site / policy	Targets: reduce land	0	0	0	Development impacts are predicted to be neutral.

	SHLAAMHM010: Coroner's Court (form					
0.32 hectare site for contamination and safeguard agricultural soil quality	<ul> <li>or mixed-use development to comprise</li> <li>option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	offices and residential in contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF. Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	cluding	Affordal		
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No	-	-	-	The site is in close proximity to The Police Station on Station Approach which is a locally listed building. Any development on the site will need to be carefully designed to ensure there is no significant negative impact on the heritage asset. Optimising/mitigating measures: Consider the locally listed asset in the design of the development.

	SHLAAMHM010: Coroner's Court (form r mixed-use development to comprise	offices and residential in historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential				
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	without prior assessment. Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,</li> </ul>

						landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amountof waste produced per capita; increasepercentage ofrecycled/compostedwaste. Source: SurreyWaste Plan 2008, WokingInfrastructure DeliveryPlan 2011.Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance ir place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and

	treatment?	homes. Source: Core		Affordal		any development is therefore unlikely to affect zones within
	<ul><li>prevent water resource pollution?</li><li>facilitate water quality to be achieved</li></ul>	Strategy Policy CS22.				neighbouring boroughs).
	<ul><li>through remediation?</li><li>provide adequate wastewater and sewerage infrastructure?</li></ul>	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.	+	+	+	Site lies within Woking Town Centre and promotes sustainable forms of travel. This would encourage the use o sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.
	Economic ol	ojectives: building a strong, re	sponsive	and comp	etitive ec	onomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	+	+	+	Mixed-use development will bring forward commercial use,

employment and	<ul> <li>mixed-use development to comprise</li> <li>encourage diversity and guality of</li> </ul>	job opportunities; increase	Ŭ			local economy and bring forward high quality commercial
productivity, and	employment in the Borough?	access to and				premises that are fit for the needs of modern businesses.
encourage high	<ul> <li>encourage provision of jobs accessible</li> </ul>	participation in education.				
quality, low impact	to local residents?	Source: NPPF and				A mixed use development will enable local people to live
development and	<ul> <li>enable local people to work near their</li> </ul>	Woking Economic				near places of work and help to reduce the need to travel.
education for all	homes?	Development Strategy				
	<ul> <li>ensure the timely provision of</li> </ul>	(2012)				Development could result in the loss of the Coroners' Court
	infrastructure?	(== ; =)				which is currently being relocated to the site. However if thi
	<ul> <li>support the implementation of</li> </ul>	Trends: gradually				could be incorporated into the development or relocated
	BREEAM?	increasing economically				elsewhere in the town centre, there could be no net loss in
	support a better match between	active population (51,800				employment/jobs.
	education and local employment	in 2012/13 from 51,000 in				
	1, 2	2011/12); steady supply of				The commercial element of the development will support th
	opportunities?	jobs; decreasing number				provision of BREEAM very good standard.
	<ul> <li>improve access to and participation in education?</li> </ul>	of unemployment benefit				
	euucalion?	claimants; increase in				Optimising/mitigating measures:
		number of apprentices;				Relocation of existing land use
		numbers of unemployed				
		economically active				
		people – performing better				
		than regional and national				
		levels.				
		Increase in number of				
		people with NVQ2 and				
		higher qualifications since				
		2010. However, number				
		of people with no				
		qualifications has				
		increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
		population (2012/13).				
17. Provide a range	Would the development of the site / policy	Targets: increase in	+	+	+	Mixed-use development would bring forward high quality
of commercial	option:	registered businesses;				commercial development within Woking Town Centre that
development	<ul> <li>lead to the loss of viable</li> </ul>	decrease in amount of				would support a vibrant town centre and local economy.
opportunities to meet	employment/jobs?	vacant retail, commercial				
the needs of the	<ul> <li>deliver sufficient employment land?</li> </ul>	and industrial floorspace;				
economy and, in	<ul> <li>provide for the needs of business in</li> </ul>	improve quality of office				
particular, support	urban and rural areas (such as range of	space. Source: Economic				
and enhance	premises, land, infrastructure and	Development Strategy				
economies of town,	services)?	2012				
district, local and	<ul> <li>increase the economic benefit derived</li> </ul>	Translavinana in a f				
neighbourhood	from the historic environment?	Trends: increase in no. of				
centres	<ul> <li>support start-up and local businesses?</li> </ul>	VAT registered				
	• support the vibrancy of the town, district	businesses (from 1997 to				

	and local centres?	2007 – no recent data);	
		low UK Competitiveness	
		Index ranking in Surrey	
		(but performing well	
		regionally/nationally);	
		decrease in B1, B2 and	
		B8 floorspace (2013); high	
		vacancy rates for	
		commercial and industrial	
		floorspace (20.3% in	
		2013); retail vacancy rate	
		in Town Centre continues	
		to increase. Retail vacancy rates in other	
		urban centres gradually	
		falling (except in Horsell).	
		Overall Conclusions	
Summary of Social	Positive contribution towards housing		
mpacts & Issues	Positive impact on health and wellbein	•	
Summary of	Efficient use of brownfield land;		
Environmental	Locally listed building in close proximit		
mpacts & Issues	Town Centre location promotes use of		
Summary of		uld encourage provision of jobs accessible to local residents;	
Economic Impacts &		uld provide for the needs of business in urban areas;	
Issues	Development would support and enhance		
	Development could result in the loss o	the Coroners' Court.	
Summary of optimising		alian CC42. If this can not be achieved then evidence will need to be sub-	
		blicy CS12. If this can not be achieved then evidence will need to be sublimed to be sublimed and the patient of the set	nitted to support otherwise
	<b>U 1</b>	he nature of local needs as evidenced in latest SHMA (Policy CS11)	
		orthcoming Preliminary Surface Water Management Plan)	
-	-	reduce the fear of crime. For example, designing in natural surveillance	
	ng to contribute to SPA mitigation.		
	locally listed asset in the design of the de	velopment	
	to optimise use of sustainable transport		
	existing land use		
		tion of SuDS and other adaptation measures such as green infrastructure	
<ul> <li>Design of dev</li> </ul>	elopment to achieve Code for Sustainab	e Homes Level 4 and BREEAM 'very good' for non-residential buildings of	over 1,000 sqm., and take account of layout,
		tient use of energy and adapt to the impacts of climate change	
	asibility study for connection to CHP network		
<ul> <li>Design of dev</li> </ul>	elopment should facilitate the reduction	f waste and the recycling and composting of the waste produced	
<ul> <li>Design of the</li> </ul>		ble wastewater and sewerage infrastructure	

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ribrant and			
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	0	0	0	As an allocation for office development, a neutral effect in terms of this objective.

0.9 hectare site for	SHLAA n/a: Quadrant Court, Guildford offices open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>resolve an existing drainage problem?</li> <li>Would the development of the site / policy option: <ul> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul> </li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers	+	+	+	<ul> <li>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development would create additional jobs on site, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime</li> </ul> </li> </ul>
		Allowance decreased between 2010-2014. Total number of people				and reduce the fear of crime. For example, designing in natural surveillance

SITE/0053/MNTW, S 0.9 hectare site for	SHLAA n/a: Quadrant Court, Guildford offices		1	1		1
		claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased accessibility to local services by public transport over last three years.	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility Zone (parking)</li> <li>0-10 minutes to nearest railway station</li> <li>11-15 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>within 250m of cycle route and public footpath</li> <li>within 250m of bus services and bus stops</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced. The development would improve access to employment (offices). The development would help to support existing services and facilities in the community.
	Environmental obiec	tives: protecting and enhancin	g our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between	+	+	+	Site is an existing brownfield site and would further intensify the existing land uses.

0.9 hectare site for	<ul> <li>orrices</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.				
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	The site is within Woking Town Centre. It is therefore in close proximity to sustainable modes of transport including local bus services, Woking Railway Station and the local cycle network. Any adverse impacts will be insignificant. The impacts on this objective is predicted to be neutral. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	0	0	0	Development impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: All housing allocations are required to make a contribution to

	SHLAA n/a: Quadrant Court, Guildford	Road, Woking, GU22 7Q0	2			
0.9 hectare site for	<ul> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

SITE/0053/MNTW, S 0.9 hectare site for	SHLAA n/a: Quadrant Court, Guildford offices	Road, Woking, GU22 7QC	2			
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. <i>Source: 2009 Renewable</i> <i>Energy Directive and Core</i> <i>Strategy Policy CS23.</i> Dwellings to meet energy and water categories of Code Level 4. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS22.</i> Increase green infrastructure for adaptation purposes (including SUDS). <i>Source:</i> <i>Core Strategy Policies</i> <i>CS9 &amp; CS22.</i> Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The commercial development would be required to achieve the energy and water components of BREEAM 'very good'.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of BREEAM.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

SITE/0053/MNTW, S 0.9 hectare site for	SHLAA n/a: Quadrant Court, Guildford offices	Road, Woking, GU22 7QC	2			
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town,</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of	+	+	+	Site lies within Woking Town Centre and promotes sustainable forms of travel. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.

	district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
	Economic ol	bjectives: building a strong, re	sponsive	and com	petitive ec	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and</i> <i>Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of	+	+	+	Commercial development will promote the generation of jobs. It will help support the local economy and bring forward high quality commercial premises that are fit for the needs of modern businesses. A development in this location will enable local people to live near places of work and help to reduce the need to travel. The development will support the provision of BREEAM very good standard.

	SHLAA n/a: Quadrant Court, Guildford	Road, Woking, GU22 7QG	2			
0.9 hectare site for of 0.9 hectare site for of 0.9 hectare site for of 0.9 hectare site for 0.9 hectare site of 0.9 hectare s	<ul> <li>offices</li> <li>Would the development of the site / policy option: <ul> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul> </li> </ul>	people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic Development Strategy</i> 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).	+	+	+	Commercial development would bring forward high quality development within Woking Town Centre that would support a vibrant town centre and local economy.
		Overall Concl	usions			
Summary of Social Impacts & Issues	Positive impact on health and well-being.					
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Remediation of contaminated land; Town Centre location promotes use of susta					
Summary of	Commercial development of the site would e	encourage provision of jobs ac	cessible	to local re	sidents;	

SITE/0053/MNTW, S 0.9 hectare site for	HLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ offices
Economic Impacts & Issues	Commercial development of the site would provide for the needs of business in urban areas; Development would support and enhance the economy of the Town Centre.
<ul> <li>Opportunities</li> <li>Design of dev</li> <li>Design of the</li> <li>Design of dev impacts of clir</li> </ul>	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance to optimise use of sustainable transport; elopment should facilitate the reduction of waste and the recycling and composting of the waste produced. development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features elopment to achieve BREEAM 'very good', and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Strategic site within the town centre. Development would make a contribution to meeting overall housing requiremen including affordable housing. It is anticipated that the site would yield 100 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, but on greenfield (not previously developed) land, 50% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Affordable housing to be provided on site in line wi policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. The site is in Woking Town Centre and the health service therein. Development will encourage healthy lifestyles whe residential is close to services and facilities within the centre

	r residential including Affordable Hous open space for informal and/or formal					
	recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. A site-specific flood risk assessment is required for proposal of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103) All significant forms of development are required to incorporate appropriate sustainable drainage system (SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9). Available information suggests pluvial flooding in the locality Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clean general maintenance), followed by source control measures A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface wate flooding. Taking into account these measures, an overa neutral score.

	r residential including Affordable Hous					<ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and four water drainage</li> <li>Flood Risk Assessment (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	<ul> <li>Indices of Multiple Deprivation (IMD, 2010) does not identif any issues at this location.</li> <li>Development will have neutral impacts on this objective However, careful design of the scheme could reduce the fea of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment,</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased	0	0	0	The site is located within: <ul> <li>Woking Town Centre</li> <li>High Accessibility Zone (parking)</li> <li>0-10 minutes to Woking Railway Station</li> <li>11-15 minutes walk to a primary school</li> </ul>

	recreation, health, community services, cultural assets, historic environment? • help support existing community facilities? • help support the provision of religious cultural uses?	accessibility to local services by public transport over last three years.				<ul> <li>26-30 minutes walk to a secondary school</li> <li>6-10 minutes walk to a GP</li> <li>within 250m of cycle route and public footpath</li> <li>within 250m of bus services and bus stops</li> </ul> The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced. The development would help to support existing services and facilities in the community. The development would result in the loss of an employment use (aggregates) unless this can be relocated elsewhere within the Borough. This must be balanced against the positive impacts of the development in terms of this objective. Overall, a neutral impact. Optimising/mitigating measures: <ul> <li>Re-provide existing employment use, prior to development</li> </ul>
	Environmental object	tives: protecting and enhancin	a our pot	urol built	and histo	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the	0	0	0	It is not considered that this site is previously developed land. In this regard, development will have neutral impacts on this objective.
7. Minimise air, light	Would the development of the site / policy	target is being met and exceeded. Targets: improve air		0	0	Site is in close proximity to the railway line and potential for

	SHLAAMHM005: Coal Yard/Aggregates		way line	e, Guildfo	ord Road	d, Bradfield Close, Woking, GU22 7QE
1.09 hectare site to	<ul> <li>residential including Affordable House</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.				However, the site is within Woking Town Centre. It is therefore in close proximity to sustainable modes of transpor including local bus services, Woking Railway Station and the local cycle network. It locational benefits and the proposed mitigation measure is predicted to neutral the short term negative impacts in the medium to long term. Development would also reduce the amount of commercial traffic generated in the Town Centre. Optimising/mitigation measures: Opportunities to optimise use of sustainable transport.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The development will support the remediation of contaminated land and reduce the risk of creating further contamination.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20	-	-	-	Development of this site will need to be carefully designed to ensure it does not have a significant negative impact on the adjacent Grade II Listed Railway Electrical Control Room. The site is also adjacent to the Mount Hermon Conservation

	SHLAAMHM005: Coal Yard/Aggregates r residential including Affordable Hous		way line	, Guildfo	ord Roa	d, Bradfield Close, Woking, GU22 7QE
1.09 nectare site fo natural, historic and cultural assets and landscapes of Woking	<ul> <li>r residential including Affordable Hous</li> <li>existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.				Area. Optimising/mitigating measures: Design of development to carefully consider the adjacent Grade II Listed heritage asset and Mount Hermon Conservation Area.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies	0	0	0	The residential development would be required to achieve the energy and water components of Levelr 5 of the Code for Sustainable Homes depending on the siting and quantity of development. This will be determined on a case by case basis. The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development. Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS). Due to the sites location, the development should consider establishing or connecting to an existing CHP network.

	SHLAAMHM005: Coal Yard/Aggregates r residential including Affordable Hous		way line	, Guildfo	ord Roa	d, Bradfield Close, Woking, GU22 7QE
	<ul> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes. Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features Design of development to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.

	HLAAMHM005: Coal Yard/Aggregates		way line	e, Guildfo	ord Roa	d, Bradfield Close, Woking, GU22 7QE
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case basis.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2011 vs. 58.9% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase	+	+	+	Site lies within Woking Town Centre and promotes sustainable forms of travel. This should encourage the use of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.

SITE/0014/MNTW	HI AAMHM005: Coal Yard/Angregates	Yard adjacent to the rail	way line Guildf	Iford Road, Bradfield Close, Woking, GU22 7QE
	r residential including Affordable Hous		way mic, Gunai	
		in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.		
		bjectives: building a strong, re	sponsive and com	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).		<ul> <li>Development would result in the loss of employment/jobs. This could be mitigated if the existing land use is relocated elsewhere within the borough.</li> <li>Residential development in this location would enable peop to live within Woking Town Centre. This would enable peop to live near places of work and have good access to Woking Railway Station.</li> <li>Optimising/mitigating measures: Relocate the existing land use within the borough.</li> </ul>

			line, Guildfor	d Road, Bradfield Close, Woking, GU22 7QE
<b>1.09 hectare site for</b> 17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>residential including Affordable Hous</li> <li>Would the development of the site / policy option: <ul> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul> </li> </ul>	IngTargets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).		<ul> <li>Development would result in the loss of employment/jobs. This could be mitigated if the existing land use is relocated elsewhere within the borough.</li> <li>Optimising/mitigating measures: Relocate the existing land use within the borough.</li> </ul>
Summary of Social	Positive contribution towards housing require	Overall Conclusion ement;	ns	
Impacts & Issues Summary of Environmental Impacts & Issues Summary of Economic Impacts &	Positive impact on health and wellbeing; Efficient use of brownfield land; Remediation of contaminated land; Town Centre location promotes use of susta Development would result in the loss of emp	inable modes of travel.		
<ul> <li>Provide a mix</li> <li>All housing all</li> <li>Flood Risk As</li> <li>Design of the</li> </ul>	/mitigating measures: using to be provided on site in line with policy of dwellings types and sizes to address the no ocations are required to make a contribution t sessment (in part subject to the findings of the scheme to seek to design out crime and reduc to optimise use of sustainable transport	ature of local needs as evidenced o avoid harm to the SPA (Policy C e forthcoming Preliminary Surface	in latest SHMA ( S8) Water Managerr	(Policy CS11) nent Plan)

## SITE/0014/MNTW, SHLAAMHM005: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE 1.09 hectare site for residential including Affordable Housing

- Design of development to carefully consider the adjacent Grade II Listed heritage asset and Mount Hermon Conservation Area
- Re-provide existing employment use, prior to development
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Undertake feasibility study for connection to CHP network
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

	r mixed use development to comprise					
SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social o	bjectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 90 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, just under 0.5 has site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes. The site is within Woking Town Centre and health services therein. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	HLAAMHM007: 11-15 Guildford Road, mixed use development to comprise					Station Approach, Woking, GU22 7PX
	open space for informal and/or formal recreation?	Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	<ul> <li>Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.</li> <li>Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul> </li> </ul>
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	+	+	+	Indices of Multiple Deprivation (IMD, 2010) does not identify

	option:	deprivation, crime, anti-				any issues at this location.
crime and social exclusion	<ul> <li>address issues of deprivation?</li> </ul>	social behaviour and				
SX01001011	<ul> <li>help improve social inclusion?</li> </ul>	number of benefit				Whilst the housing element of the development will overal
	<ul> <li>support safe communities by reducing</li> </ul>	claimants.				have a neutral impact on this objective, the development is a
	crime levels?	Source: Woking Service &				mixed use development to include additional employment
	<ul> <li>help reduce the fear of crime?</li> </ul>	Performance Plan 2013-				floorspace (offices and retail). This will create additional jobs
	<ul> <li>ensure the timely provision of</li> </ul>	14				some of which could be sourced from the local area, which
	infrastructure to support communities?					will have direct impacts on poverty.
		Trends: Number of people				
		claiming Job Seekers				Careful design of the scheme could reduce the fear of crime.
		Allowance decreased				
		between 2010-2014.				Optimising/mitigating measures:
		Total number of people				Design of the scheme to seek to design out crime
		claiming benefits lower				and reduce the fear of crime. For example,
		than regional and national				designing in natural surveillance
		average, but at ward level				
		proportion of adults on key				
		out-of-work benefits can				
		be high i.e. isolated areas				
		experiencing increased				
		deprivation. Total				
		incidences of crime				
		dropping, but robberies				
		and vehicle interference				
		have increased. Increase				
		in percentage of people				
		who believe the Police				
		and Council are dealing				
		with anti-social behaviour				
- <b>-</b> :		and crime.				The site is to exact within.
5. To improve	Would the development of the site / policy	Targets: improve	+	+	+	The site is located within:
accessibility to all services and facilities	option:	accessibility to all services and facilities. Source:				Welling Trees Organiz
services and facilities	provide local community services (e.g.	Core Strategy Policy				Woking Town Centre
	education, health, leisure and	CS18				High Accessibility Zone (parking)
	recreation)?	0378				<ul> <li>within the Guildford Road Shopping Parade</li> </ul>
	<ul> <li>improve access to existing key services including education, employment,</li> </ul>	Trends: increased				<ul> <li>0-10 minutes to Woking Railway Station</li> </ul>
	recreation, health, community services,	accessibility to local				<ul> <li>11-15 minutes walk to a primary school</li> </ul>
	cultural assets, historic environment?	services by public				<ul> <li>16-20 minutes walk to a secondary school</li> </ul>
		transport over last three				0-5 minutes walk to a GP
	<ul> <li>help support existing community facilities?</li> </ul>	years.				
		youro.				within 250m of cycle route and public footpath
	<ul> <li>help support the provision of religious cultural uses?</li> </ul>					<ul> <li>within 250m of bus services and bus stops</li> </ul>
						The site is within Woking Town Centre and within reasonabl

						Station Approach, Woking, GU22 7PX
0.33 hectare site fo	r mixed use development to comprise	of residential including A	ffordab	<u>le Housi</u>	ng, offic	ses and retail         facilities. The need to travel to access services and facilities         will be reduced.         The development would help to support existing services and facilities in the community.         Employment uses (offices and retail) would be retained.
	Environmental object	tives: protecting and enhancin	a our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core 	+	+	+	Site is an existing brownfield site and would support a higher density development with mixed uses. It will maximise the use of previously developed land.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	The site is in Woking Town Centre and in close proximity to sustainable modes of transport including Woking Railway Station and bus services. It also provides opportunities to walk to key services, jobs and shops and therefore reduces the likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.
8. Reduce land contamination and	Would the development of the site / policy option:	Targets: reduce land contamination and avoid	+	+	+	Development of the site will support the remediation of contaminated previously developed land.

	SHLAAMHM007: 11-15 Guildford Road, or mixed use development to comprise					
safeguard agricultural soil quality	<ul> <li>avoid development to comprise</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	development on Grade 1, 2 or 3a agricultural land. Source: NPPF. Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.		<u>le Housii</u>		
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.	0	0	0	Previously developed site, no known ecological designations Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes	-	-	-	Development of this site could have a negative impact on locally listed buildings adjacent. This impact could be mitigated by retaining the heritage assets and enhancement of the existing buildings. The site is also opposite to The Police Station on Station Approach which is a locally listed asset. Optimising/mitigating measures: Design to have regard to locally listed assets.

						Station Approach, Woking, GU22 7PX
11. Reduce the causes of climate change – particularly	Would the development of the site / policy option: • improve the energy efficiency of the	designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment. Targets: decrease in carbon emissions and increase energy from	ffordab	0	ng, offic	The mixed use development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-
by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				<ul> <li>residential buildings over 1,000 sqm.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>Due to the sites location, the development should consider establishing or connecting to an existing CHP network.</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes/BREEAM and possible connection with a CHP network.</li> <li>Optimising/mitigating measures: Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential</li> </ul>
						buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient

						use of energy and adapt to the impacts of climate change
						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within

						Station Approach, Woking, GU22 7PX
	<ul> <li>HLAAMHM007: 11-15 Guildford Road,</li> <li>mixed use development to comprise</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> </ul>	of residential including A Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high. Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core				
	<ul> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	Strategy Policy CS18. Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
	Economic ol	ojectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and stable levels of employment and	Would the development of the site / policy option: • encourage diversity and quality of	Targets: increase employment provision and job opportunities; increase	+	+	+	Mixed-use development will bring forward commercial use, and promote the generation of jobs. It will help support the local economy and bring forward high quality commercial

						Station Approach, Woking, GU22 7PX
	r mixed use development to comprise		ttordab	le Housii	ng, offic	
productivity, and	employment in the Borough?	access to and				premises that are fit for the needs of modern businesses.
encourage high	<ul> <li>encourage provision of jobs accessible</li> </ul>	participation in education. Source: NPPF and				A mixed use development will enchie less income to live
quality, low impact	to local residents?					A mixed use development will enable local people to live
development and	enable local people to work near their	Woking Economic				near places of work and help to reduce the need to travel.
education for all	homes?	Development Strategy				The commercial element of the development will current the
	<ul> <li>ensure the timely provision of infrastructure?</li> </ul>	(2012)				The commercial element of the development will support the provision of BREEAM very good standard.
	<ul> <li>support the implementation of</li> </ul>	Trends: gradually				
	BREEAM?	increasing economically				
	<ul> <li>support a better match between</li> </ul>	active population (51,800				
	education and local employment	in 2012/13 from 51,000 in				
	opportunities?	2011/12); steady supply of				
	<ul> <li>improve access to and participation in</li> </ul>	jobs; decreasing number				
	education?	of unemployment benefit				
		claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active				
		people – performing better				
		than regional and national				
		levels.				
		Increase in number of				
		people with NVQ2 and				
		higher qualifications since				
		2010. However, number				
		of people with no				
		qualifications has				
		increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
		population (2012/13).				
17. Provide a range	Would the development of the site / policy	Targets: increase in	+	+	+	Mixed-use development would bring forward high quality
of commercial	option:	registered businesses;				commercial and retail development within Woking Town
development	<ul> <li>lead to the loss of viable</li> </ul>	decrease in amount of				Centre that would support a vibrant town centre and local
opportunities to meet	employment/jobs?	vacant retail, commercial				economy.
the needs of the	<ul> <li>deliver sufficient employment land?</li> </ul>	and industrial floorspace;				
economy and, in	<ul> <li>provide for the needs of business in</li> </ul>	improve quality of office				
particular, support	urban and rural areas (such as range of	space. Source: Economic				
and enhance	premises, land, infrastructure and	Development Strategy				
economies of town,	services)?	2012				
district, local and	<ul> <li>increase the economic benefit derived</li> </ul>	<b>_</b>				
neighbourhood	from the historic environment?	Trends: increase in no. of				
centres	<ul> <li>support start-up and local businesses?</li> </ul>	VAT registered				
	• support the vibrancy of the town, district	businesses (from 1997 to				
	and local centres?	2007 – no recent data);				

	Iow UK Competitiveness
	Index ranking in Surrey
	(but performing well
	regionally/nationally);
	decrease in B1, B2 and
	B8 floorspace (2013); high
	vacancy rates for
	commercial and industrial
	floorspace (20.3% in
	2013); retail vacancy rate
	in Town Centre continues
	to increase. Retail
	vacancy rates in other urban centres gradually
	falling (except in Horsell).
	Overall Conclusions
Summary of Social	Positive contribution towards housing requirement;
mpacts & Issues	Positive impact on health and wellbeing;
Summary of	Efficient use of brownfield land;
Environmental	Remediation of contaminated land;
mpacts & Issues	Town Centre location promotes use of sustainable modes of travel.
Summary of	Commercial development of the site would encourage provision of jobs accessible to local residents;
Economic Impacts &	Commercial development of the site would provide for the needs of business in urban areas;
ssues	Retail development of the site would provide for the needs of business in urban areas; Development would support and enhance the economy of the Town Centre.
Summary of optimising	p/mitigating measures:
	using to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
	to f dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
	locations are required to make a contribution to avoid harm to the SPA (Policy CS8)
-	
	development would have to provide suitable wastewater and sewerage infrastructure ssessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
	scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
•	
	asibility study for connection to CHP network
	sessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use re regard to locally listed assets
	relegand to locally listed assets relocation of waste and the recycling and composting of the waste produced
	development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
	velopment to achieve Code for Sustainable Homes Level 4 and BREEAM 'very good' for non-residential buildings over 1,000 sqm., and take account of layout,
	relightent to achieve code for custainable notices Level 4 and DrieleAlvinvery good for notifiesidential buildings over 1,000 SqIII., and take account of layout,

## **St Johns Ward Site Allocations**

Scoring System:						
++ Very positive impact	+ Positive impact	0 Neutral impact	- Negative impact	Very negative impact	I Effect depends on	? Uncertain
					how allocation	
					implemented	

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
1. Provision of	Would the development of the site / policy	bjectives: supporting strong, v Targets: 4,964 dwellings	ibrant and +	healthy o		Development would contribute to meeting overall housing
sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.		T		<ul> <li>requirement, including affordable housing. It is anticipated that the site would yield 55 dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, 40% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the	Would the development of the site / policy	Targets: increased life	+	+	+	Development will bring about positive impact on health and

	HLAASTJ002: 113-129 Goldsworth Road main mixed-use development to comprise		develor	mont in	cluding	Affordable Housing
improved health and wellbeing of the population and reduce inequalities in health	option: • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities? • improve accessibility to leisure and open space for informal and/or formal recreation?	expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				wellbeing via providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective. Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to work towards replicating greenfield run-off situations (e.g. through minimising paved areas, keeping drains clear, general maintenance), followed by source control measures. A Flood Risk Assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding. Taking into account these measures, an overall neutral score. Optimising/mitigating measures: • Design of the development would have to take into

						<ul> <li>account SuDS and provide suitable surface and foul water drainage</li> <li>Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)</li> </ul>
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	+	+	+	<ul> <li>Indices of Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Whilst the housing element of the development will overal have a neutral impact on this objective, the development is a mixed use development to include additional employment floorspace (offices). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.</li> <li>Careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services,</li> </ul>	Targets: improve accessibility to all services and facilities. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS18</i> Trends: increased accessibility to local	+	+	+	<ul> <li>The site is located within:</li> <li>Woking Town Centre</li> <li>High Accessibility zone</li> <li>0-10 minutes to nearest railway station</li> <li>6-10 minutes walk to a primary school</li> <li>21-25 minutes walk to a secondary school</li> <li>0-5 minutes walk to a GP</li> </ul>

	HLAASTJ002: 113-129 Goldsworth Ro		_			
0.32 hectare site fo	<ul> <li><b>br mixed-use development to comprise</b></li> <li>cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	e of office and residential services by public transport over last three years.	<u>develo</u> p	oment, in	cluding	Affordable Housing The site is within Woking Town Centre and within reasonable walking distance to the railway station and key services and facilities. The need to travel to access services and facilities will be reduced. The development would provide access to employment (including re-provision of existing retail). The development would help to support existing services and facilities in the community.
	Environmental objec	tives: protecting and enhancin	g our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10.Trends: since 2010, the target is being met and exceeded.	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Exceeded.Targets: improve airquality. Source: Air QualityProgress Report 2014Maintain low levels of lightand noise pollution.Source: Core StrategyObjectiveTrends: one AQMA(increasing trend), and anair quality "hot spot" atConstitution Hill area.Light pollution is not	0	0	0	Town Centre location of this site promotes sustainable modes of transport: close proximity of railway station and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic. Optimising/mitigation measures: Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

	HLAASTJ002: 113-129 Goldsworth Roa or mixed-use development to comprise		dovolor	mont in	oludina	Affordable Housing
0.52 nectare site it		currently considered to be	develop	linent, m		
		an issue in the Borough.				
8. Reduce land contamination and	Would the development of the site / policy option:	Targets: reduce land contamination and avoid	+	+	+	Development has the potential to remediate potential historic contamination on the site. Historical contaminative uses may
safeguard agricultural soil quality	<ul> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land				have led to soil and groundwater contamination in and around the area (former garage and electrical works) that will need to be considered during any development/change of use of the site. A mixed use scheme will address and remediate any potential contamination issues. Optimising/mitigation measures: Opportunity for redevelopment to remediate any potential
0. Concerve and	Mould the doubles ment of the site / policy	contamination.	0	0	0	contamination
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird	0	0	0	Previously developed site, no known ecological designations. Optimising/mitigating measures: All housing development are require to make contribution to avoid harm to the SPA.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>Would the development of the site / policy option:</li> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural</li> </ul>	populations. Targets: preserve and enhance cultural and historic features. <i>Source: Core Strategy</i> <i>Policy CS20</i> Improved provision of open space. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.
	<ul><li>assets?</li><li>improve access to the natural and historic environment and cultural</li></ul>	Listed Buildings, 5 Scheduled Ancient				

	r mixed-use development to comprise assets?	Monuments, 3 registered parks and gardens, 25	•			
		Conservation Areas). No				
		historic landscapes				
		designated. Decline in				
		quality of Brookwood				
		Cemetery. Updated				
		appraisals of				
		Conservation Areas				
		required.				
		Majority of residents				
		satisfied with cultural and				
		recreational facilities. No				
		development taking lace				
		in areas of high				
		archaeological potential without prior assessment.				
11. Reduce the	Would the development of the site / policy	Targets: decrease in	0	0	0	The mixed use development would be required to achieve
causes of climate	option:	carbon emissions and	0	Ū	Ŭ	the energy and water components of Level 4 or 5 of the
change – particularly	<ul> <li>improve the energy efficiency of the</li> </ul>	increase energy from				Code for Sustainable Homes and BREEAM 'very good' for
by increasing energy	building stock?	renewable sources.				any non-residential buildings over 1,000 sqm. depending on
efficiency and the	<ul> <li>help take advantage of passive solar</li> </ul>	Source: 2009 Renewable				the siting and quantity of development. This will be
production of energy	gain through orientation?	Energy Directive and Core				determined on a case by case basis.
from low and zero	help minimise the use of energy through	Strategy Policy CS23.				
carbon technologies	design and occupation?	Dwellings to meet energy				The site offers good accessibility to most local facilities, and
and renewable	<ul> <li>reduce the emission of greenhouse</li> </ul>	and water categories of				should ensure emissions from private car use do not
sources – and adapt	gases?	Code Level 4. Source:				significantly increase as a result of the development.
to its impacts	<ul> <li>facilitate the generation/use of</li> </ul>	Core Strategy Policy				Development of the site sould act of the local to see in success.
	renewable energy?	CS22.				Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water
	<ul> <li>support decentralised energy</li> </ul>	Increase green infrastructure for				runoff. This could be mitigated against through the use of
	generation?	adaptation purposes				adaptation measures (such as SuDS).
	<ul> <li>support the development of on or off-</li> </ul>	(including SUDS). Source:				
	site CHP and/or link to an existing CHP	Core Strategy Policies				The neutral score reflects the potential increase in carbon
	facility?	CS9 & CS22.				emissions through private car use, and potential increase in
	<ul> <li>support the co-ordination of green infrastructure?</li> </ul>					surface water runoff, against the implementation of the Code
		Trends: decreasing local				for Sustainable Homes/BREEAM
	<ul> <li>increase the capacity of the habitat to act as a carbon sink?</li> </ul>	CO2 emissions (to 2010);				
	<ul> <li>increase the resilience of the habitat to</li> </ul>	increase in sustainably				Optimising/mitigating measures:
	climate change impacts?	constructed dwellings.				Design of the development to have regard to incorporation of
	<ul> <li>support the implementation of the Code</li> </ul>					SuDS and other adaptation measures such as green
	for Sustainable Homes and BREEAM?					infrastructure features
	NB. Flooding covered by SA3 and					Design of development to achieve Code for Custoin-the
	Sustainable travel covered by SA15					Design of development to achieve Code for Sustainable Homes Level 4 or 5 and BREEAM 'very good' for any non-

						residential buildings over 1,000 sqm., and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22</i> . All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17</i> . Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score. Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for Sustainable Homes and BREEAM 'very good' for any non- residential buildings over 1,000 sqm. depending on the siting of the proposed development. This will be determined on a case by case basis. The Environment Agency has confirmed that there are no

to travel, encourage safe, sustainable transport options and make the best use of existing transport existing transport		<ul> <li>r mixed-use development to comprise treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	<u></u>			Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs). Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure
	15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport,</li> </ul>	by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey Transport</i> <i>Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key	+	+	+	services and facilities. Public transport is highly accessible, within the town centre, with good bus, rail, cycle and walking infrastructure. It would therefore promote sustainable forms
Economic objectives: building a strong, responsive and competitive economy		Economic of		sponsive	and comp	etitive ec	conomy

	HLAASTJ002: 113-129 Goldsworth Roa		dovolor	mont in	ماريطانهم	Afferdeble Heusing
0.32 hectare site for stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>pr mixed-use development to comprise</li> <li>option: <ul> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul> </li> </ul>	e of office and residential employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic</i> <i>Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).	develop	ment, in	cluding	Commercial floorspace, and promote generation of jobs.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>Would the development of the site / policy option:</li> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> </ul>	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered	++	++	++	Mixed-use development would bring forward significant commercial development that will make a positive impact on the Town Centre economy.

	and local centres?	businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually					
		falling (except in Horsell).					
		Overall Conclusio	15				
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on health and wellbeing; Loss of community facility.						
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Town Centre location promotes use of sustainable modes of travel; Redevelopment would lead to remediation of any potential contamination of land.						
Summary of Economic Impacts & Issues	Commercial development of the site would en Commercial development of the site would pro Development would support and enhance the	ovide for the needs of business in		ts;			
<ul> <li>Design of dev landform, orie</li> <li>Provide a mix</li> <li>Design of the</li> <li>Flood Risk As</li> <li>Design of the</li> <li>Transport Ass</li> <li>All housing de</li> <li>Undertake fea</li> <li>Commercial u</li> <li>Remediation</li> <li>Re-provision</li> <li>Design of dev</li> </ul>	using to be provided on site in line with policy C relopment to achieve Code for Sustainable Hom entation and landscaping to maximise efficient us of dwellings types and sizes to address the nat development to have regard to incorporation of esessment (subject to the findings of the forthco scheme to seek to design out crime and reduce	hes Level 4 or 5 and BREEAM 'verse of energy and adapt to the implate of local needs as evidenced is 'SuDS and other adaptation measing Preliminary Surface Water Nether fear of crime. For example, a impact of development on transpavoid harm to the SPA.	ry good' for any no acts of climate cha n latest SHMA (Pol sures such as gree Management Plan) designing in natura fort network, mitiga	n-residential buildings over 1,000 sqm., and take account of layout, nge icy CS11) n infrastructure features Il surveillance ting measures, and opportunities to minimise car use;			

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	vibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. Source: Core Strategy Policies CS10 & CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027- 2040. Source: Gypsy & Traveller Accommodation Assessment 2012 Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.	+	+	+	<ul> <li>Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 11dwellings (SHLAA, 2017).</li> <li>As a previously developed site of over between 11 and 14 homes (and assumed to be more than 1,000 square metres of gross floorspace), but under 0.5 ha site area, 30% affordable housing provision would be required.</li> <li>Optimising/mitigating measures: <ul> <li>Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise</li> <li>Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs</li> <li>Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)</li> </ul> </li> </ul>
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source: Woking Service</i>	+	+	+	Development will bring about positive impact on health and wellbeing by providing decent homes. Development will encourage healthy lifestyles where residential is close to services and facilities within the loca centre.

	<ul> <li>residential including Affordable Hous</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	and Performance Plan 2013-14 Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	recent years. Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	Site located within Flood Zone 1, where development is recommended to take place and will therefore have a neutral impact in terms of this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Vould the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-</i> <i>14</i> Trends: Number of people claiming Job Seekers Allowance decreased	0	0	0	<ul> <li>Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.</li> <li>Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.</li> <li>Optimising/mitigating measures: <ul> <li>Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance</li> </ul> </li> </ul>

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		between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour				
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?</li> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	and crime. Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased accessibility to local services by public transport over last three years.	0	0	0	The site is located within:         • St. Johns Local Centre         • 0-10min distance to Woking town centre         • 0-10 minutes distance to nearest railway station         • 11-15 minutes walk to a primary school         • 6-10 minutes walk to a secondary school         • 0-5 minutes walk to a GP         The site is within the Local Centre and within reasonabl walking distance of key services and facilities therein. Th need to travel to access services and facilities will b reduced.         The development would help to support existing services an facilities in the community.         It would however be at the expense of loss of employmer use.
	Environmental obiec	tives: protecting and enhancin	g our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between	+	+	+	Comments: Site is an existing brownfield site and will development will maximise the efficient use of previously developed land

	<ul> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	2010 and 2027. Source: Core Strategy Policy CS10. Economic development to be directed to urban centres and employment areas. Source: Core Strategy Objectives Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and				Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	exceeded. Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Local Centre location of this site promotes sustainable modes of transport: lies within a suitable walking distance of St Johns and Woking Town Centre shops and services. This assists opportunities to walk, reducing the likelihood of congestion, and subsequently air pollution from traffic. In this regard, the impacts on this objective is predicted to be neutral. Optimising/mitigation measures:
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	Development would lead to potential remediation of contamination on the site. Current or historical contaminative uses may have led to soil and groundwater contamination that will need to be considered during any development of the site, dependant on detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use. Optimising/mitigating measures: Remediation of land, if required.
9. Conserve and enhance biodiversity	<ul> <li>Would the development of the site / policy option:</li> <li>avoid landtake of identified (including protected) habitats?</li> </ul>	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey	0	0	0	: Previously developed site, no known ecological designations Optimising/mitigating measures:

	<ul> <li>esidential including Affordable Hous</li> <li>avoid fragmentation, and increase connectivity, of habitats?</li> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement</li> </ul>	Biodiversity Action Plan Targets under revision). Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird		All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>and/or creation of biodiversity?</li> <li>Would the development of the site / policy option: <ul> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> <li>improve access to the natural and historic environment and cultural assets?</li> </ul> </li> </ul>	populations.Targets: preserve and enhance cultural and historic features.Source: Core Strategy Policy CS20Improved provision of open space. Source:Core Strategy Policy CS17Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required.Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential		Site prominently situated on a corner in a Conservation Area Loss of buildings within the Conservation Area would need to be justified although the building is not considered to contribute to character or appearance of conservation area. Optimising/mitigating measures: Design of development to have regard to the St Johns Conservation Area. Design of development to have regard to this prominent corner position and vibrancy at ground floor level. Design to respect relationship with adjacent residential properties.

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0.12 hectare site to 11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>r residential including Affordable Houss</li> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or offsite CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	SingTargets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22.Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.	0	0	0	<ul> <li>The residential development would be required to achieve the energy and water components of Level 4 of the Code for Sustainable Homes.</li> <li>The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not significantly increase as a result of the development.</li> <li>Development of the site could potentially lead to an increase in hard landscaping, and in turn could increase surface water runoff. This could be mitigated against through the use of adaptation measures (such as SuDS).</li> <li>The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in surface water runoff, against the implementation of the Code for Sustainable Homes.</li> <li>Optimising/mitigating measures:</li> <li>Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features</li> <li>Design of development to achieve Code for Sustainable Homes Level 4 and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change</li> </ul>
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core</i> <i>Strategy Policy CS22.</i> All residents to have access to allotment within 800m of home. <i>Source:</i> <i>Core Strategy Policy</i> <i>CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	0	+	+	Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The climate change SPD encourages developers to use locally sourced materials to minimise impact of development on use of resources. The neutral short term score reflects that the Core Strategy Policy and Climate Change SPD are relevantly new and that these improvements are likely to build up over the medium to long term. In particular, there is often a short term lag between the adoption of the policy and guidance and its implementation within new developments.

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13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste that is generated from both existing and new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
		Trends: increase in recycling and composting; decrease in waste going to landfill.				Optimising/mitigating measures: Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	<ul> <li>Planning policy requirements should ensure the development is water efficient by achieving Level 4 of the Code for Sustainable Homes.</li> <li>The Environment Agency has confirmed that there are no Groundwater Source Protection Zones within the Borough, and the site is not located near the Borough boundary (and any development is therefore unlikely to affect zones within neighbouring boroughs).</li> <li>Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure</li> </ul>
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>Would the development of the site / policy option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town,</li> </ul>	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Plan 2011 & Core Strategy Policy CS18. Trends: proportion of	+	+	+	Comments: The site is within St Johns Village Centre and accessibility to key local services (schools, GP surgeries and to Woking Town Centre) is excellent/good. Optimising/mitigating measures:

	district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
	Economic ol	pjectives: building a strong, re	snonsive	and comr	etitive ec	ronomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. <i>Source: NPPF and Woking Economic Development Strategy</i> (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels. Increase in number of	-	0	0	Site currently in use as a garage (sales and servicing), a sui generis employment use. Redevelopment will result in the loss of small scale employment uses. This will need to be justified

		Johns Dood Of Johns O	104 70	• •			
	HLAASTJ004: Corner Garage, 16-18 St r residential including Affordable Hous		5021 7S	A			
17. Provide a range of commercial	Would the development of the site / policy option:	people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in registered businesses;	-	0	0	Site currently in use as a garage (sales and servicing), a sui generis employment use. Redevelopment will result in the	
development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	<ul> <li>lead to the loss of viable employment/jobs?</li> <li>deliver sufficient employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)?</li> <li>increase the economic benefit derived from the historic environment?</li> <li>support start-up and local businesses?</li> <li>support the vibrancy of the town, district and local centres?</li> </ul>	decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. <i>Source: Economic</i> <i>Development Strategy</i> 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rate in Town Centre continues to increase. Retail vacancy rates in other urban centres gradually falling (except in Horsell).				loss of small scale employment uses. This will need to be justified	
		Overall Concl	lusions				
Summary of Social Impacts & Issues	Positive contribution towards housing require Positive impact on health and wellbeing; Loss of a proportion of an employment use.						
Summary of Environmental Impacts & Issues	Efficient use of brownfield land and opportunity to remediate land; Local Centre location promotes use of sustainable modes of travel; Design to respect relationship with adjacent residential properties.						

## SITE/0011/SJHH, SHLAASTJ004: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA 0.12 hectare site for residential including Affordable Housing

## Summary of

Economic Impacts &

## Issues

Summary of optimising/mitigating measures:

- Affordable housing to be provided on site in line with Policy CS12. If this can not be achieved then evidence will need to be submitted to support otherwise
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)
- Remediation of land, if required
- Design of development to have regard to the St Johns Conservation Area
- Design of development to have regard to this prominent corner position and vibrancy at ground floor level
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Design of development to achieve Code for Sustainable Homes Level 4 and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of climate change
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Mediu m- term 5- 20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social ol	ojectives: supporting strong, v	ibrant and	d healthy o	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	<ul> <li>Would the development of the site / policy option:</li> <li>facilitate meeting the Core Strategy allocation as a minimum?</li> <li>provide high quality housing?</li> <li>provide the right type and size of housing to meet local need?</li> <li>provide pitches for Gypsies and Travellers?</li> <li>support the delivery of extra care or enhanced sheltered accommodation?</li> <li>support the provision of affordable housing?</li> <li>support the provision of Lifetime Homes to meet identified needs?</li> <li>provide appropriate properties for a change demographic profile?</li> </ul>	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to 2027. <i>Source: Core Strategy Policies</i> <i>CS10 &amp; CS12</i> Improvement to number of unfit homes. <i>Source: Woking</i> <i>Housing Strategy 2011-2016</i> 24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. <i>Source: Gypsy &amp; Traveller</i> <i>Accommodation Assessment</i> 2012	+	+	+	Development will contribute towards meeting overall housing requirement, including affordable housing or specialist housing. It will deliver a mix of housing types to meet local need.
		Trends: housing completions beginning to rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.				
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	<ul> <li>Would the development of the site / policy option:</li> <li>support the provision of key health services?</li> <li>help improve the health of the community e.g. encourage healthy lifestyles?</li> <li>reduce health inequalities?</li> <li>improve accessibility to leisure and open space for informal and/or formal recreation?</li> </ul>	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities. <i>Source:</i> <i>Woking Service and Performance</i> <i>Plan 2013-14</i>	+	+	+	Development will have positive impacts on health and wellbeing by providing descent homes.
		Trends: 86.3% of people describe their health as good, higher than South East and national average (upward trend). Life expectancy is increasing. Death rates from heart disease slightly lower than national and regional levels, but from cancer and stroke slightly higher than				

		national and regional levels. Death rates from heart disease and stroke decreasing, and from cancer static. Participation in both health and exercise activities has significantly increased in recent years.				
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	<ul> <li>Would the development of the site / policy option:</li> <li>result in development within an area at risk of flooding (e.g. flood zone 3a and 3b or areas of known pluvial flooding)?</li> <li>reduce flood risk to the development and to adjacent development?</li> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>	Trends: No development has been/is permitted in the floodplain against the advice of the Environment Agency.	0	0	0	The proposal will have a neutral effect on this objective.
4. Reduce poverty, crime and social exclusion	<ul> <li>Would the development of the site / policy option:</li> <li>address issues of deprivation?</li> <li>help improve social inclusion?</li> <li>support safe communities by reducing crime levels?</li> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	Targets: Decrease deprivation, crime, anti-social behaviour and number of benefit claimants. <i>Source: Woking Service &amp;</i> <i>Performance Plan 2013-14</i> Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people claiming benefits lower than regional and national average, but at ward level proportion of adults on key out-of-work benefits can be high i.e. isolated areas experiencing increased deprivation. Total incidences of crime dropping, but robberies and vehicle interference have increased. Increase in percentage of people who believe the Police and Council are dealing with anti-social behaviour and crime.	0	0	0	Development will have neutral impacts on this objective. However, careful design of the scheme will reduce the fear o crime.
5. To improve accessibility to all services and facilities	<ul> <li>Would the development of the site / policy option:</li> <li>provide local community services (e.g. education, health, leisure and recreation)?</li> <li>improve access to existing key services</li> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18 Trends: increased	+	+	+	Site is within reasonable walking and cycling distance to St Johns Local centre and there is scope to reduce the need to travel by car and to promote walking and cycling.

	health, community services, cultural assets, historic environment?	by public transport over last three years.				
	help support existing community facilities?					
	<ul> <li>help support the provision of religious cultural uses?</li> </ul>					
	Environmental object	tives: protecting and enhancir	g our nat	ural, built	and histo	
6. Make the best use of previously developed land and existing buildings	<ul> <li>Would the development of the site / policy option:</li> <li>support the use of and remediation of previously developed land?</li> <li>support higher density development and/or a mix of uses?</li> <li>encourage the re-use of existing buildings?</li> <li>result in the loss of greenfield land (including gardens)?</li> <li>support the restoration of vacant / contaminated land?</li> </ul>	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. <i>Source: Core Strategy Policy</i> <i>CS10.</i> Economic development to be directed to urban centres and employment areas. <i>Source:</i> <i>Core Strategy Objectives</i> Indicative density ranges given in Core Strategy Policy CS10.	0	0	0	The proposal will have a neutral effect on this objective.
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	<ul> <li>Would the development of the site / policy option:</li> <li>affect an existing AQMA or lead to its designation?</li> <li>help to improve air quality?</li> <li>support specific actions in designated AQMAs?</li> <li>avoid an increase in congestion which may cause pollution from traffic?</li> <li>ensure people are not exposed to greater levels of noise?</li> <li>ensure people are not exposed to light pollution?</li> </ul>	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective Trends: one AQMA (increasing trend), and an air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	0	0	0	Whilst it is acknowledged that the southern boundary of the site is defined by the railway and the potential for noise pollution, it is expected that developed can be sensitively designed to mitigate this impacts.
8. Reduce land contamination and safeguard agricultural soil quality	<ul> <li>Would the development of the site / policy option:</li> <li>avoid development on Agricultural Land classed as Grade 1, 2 or 3a?</li> <li>support the remediation of contaminated land?</li> <li>reduce the risk of creating further contamination?</li> </ul>	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. <i>Source: NPPF.</i> Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	+	+	+	The development of the site will help remediate any historica contamination of the site.
9. Conserve and enhance biodiversity	Would the development of the site / policy option: • avoid landtake of identified (including protected) habitats? • avoid fragmentation, and increase	Targets: maintain and enhance biodiversity. Source: Core Strategy Objectives (Surrey Biodiversity Action Plan Targets under revision).	0	0	0	Whilst it is acknowledged that the site itself is not environmentally designated, it is surrounded by SNCI to the east west and north. Any scheme will have to be sensitively designed to avoid harm to the SNCI.

	connectivity, of habitats?					
	<ul> <li>avoid recreational impacts on habitats?</li> <li>avoid adverse hydrological impacts on habitats?</li> <li>avoid the impacts of vehicle emissions on habitats?</li> <li>avoid the impact of light on habitats?</li> <li>preserve and protect existing habitats?</li> <li>provide opportunities for enhancement</li> </ul>	Trends: little change over time. Majority of SSSIs in 'unfavourable but recovering' condition; majority of SNCIs stable or declining in quality. Increasing SANG provision. Stable bird populations.				
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	<ul> <li>and/or creation of biodiversity?</li> <li>Would the development of the site / policy option: <ul> <li>avoid adverse impacts on important landscapes?</li> <li>conserve and/or enhance the Borough's existing green infrastructure assets?</li> <li>conserve and/or enhance heritage assets and their settings?</li> <li>lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?</li> <li>conserve and/or enhance cultural assets?</li> </ul> </li> </ul>	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source: Core Strategy Policy CS17 Trends: little change in status of heritage assets (4 Grade I, 10 Grade II*, 166 Grade II, 311 Locally Listed Buildings, 5 Scheduled Ancient Monuments, 3 registered parks and gardens, 25 Conservation Areas). No historic landscapes designated. Decline in quality of Brookwood Cemetery. Updated appraisals of Conservation Areas required. Majority of residents satisfied with cultural and recreational facilities. No development taking lace in areas of high archaeological potential without prior assessment.	-	-	-	It is a wooded, Green Belt area and as part of a parcel of land the railway line and the Basingstoke Canal forms a distinctive sense of place that will be highly sensitive to landscape change from development. The area provides local containment of urban area.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	<ul> <li>Would the development of the site / policy option:</li> <li>improve the energy efficiency of the building stock?</li> <li>help take advantage of passive solar gain through orientation?</li> <li>help minimise the use of energy through design and occupation?</li> <li>reduce the emission of greenhouse gases?</li> <li>facilitate the generation/use of renewable energy?</li> <li>support decentralised energy generation?</li> <li>support the development of on or off-site</li> </ul>	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core Strategy Policy CS23. Dwellings to meet energy and water categories of Code Level 4. Source: Core Strategy Policy CS22. Increase green infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 &	+	+	+	The site is within reasonable walking and cycling distance to St Johns Local Centre and there is scope to reduce the nee to travel by car and consequently, reduce the causes of climate change.

SITE: Land at Tulip Tr	rees, near Ascan Croft (SHLAA N/A)					
	<ul> <li>CHP and/or link to an existing CHP facility?</li> <li>support the co-ordination of green infrastructure?</li> <li>increase the capacity of the habitat to act as a carbon sink?</li> <li>increase the resilience of the habitat to climate change impacts?</li> <li>support the implementation of the Code for Sustainable Homes and BREEAM?</li> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul>	CS22. Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				
12. Reduce the impact of consumption of resources by using sustainably produced and local products	<ul> <li>Would the development of the site / policy option:</li> <li>incorporate sustainable design and construction techniques e.g. provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?</li> <li>support use of materials and aggregates from nearby sources?</li> <li>support lifestyles compatible with the objectives of sustainability?</li> <li>provide land for allotments?</li> </ul>	Targets: increase use of locally produced resources. <i>Source: Core Strategy Policy</i> <i>CS22.</i> All residents to have access to allotment within 800m of home. <i>Source: Core Strategy</i> <i>Policy CS17.</i> Trends: increase in use and demand of allotment plots; increase in sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).	-	+	+	Planning policy requirements will allow for the development to have positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. The Climate Change SPD encourages developers to use locally sourced material to minimise impact of development on use of resources. Any short term adverse impacts can be mitigated in the medium to long term.
13. Reduce waste generation and disposal and achieve sustainable management of waste	<ul> <li>Would the development of the site / policy option:</li> <li>support a reduction in the generation of waste?</li> <li>minimise waste in the construction process?</li> </ul>	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011. Trends: increase in recycling and composting; decrease in waste going to landfill.	-	0	0	The Council has effective measures, policies and guidance in place to reduce the amount of household that vis generated from new development. The negative short term score reflects that all new development will result in a net increase in the amount of waste that is produced within the borough. However, through the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is reflected in the neutral score.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	<ul> <li>Would the development of the site / policy option:</li> <li>support the improvement of water quality?</li> <li>support the efficient use of water resources?</li> <li>operate within the existing capacities for water supply and wastewater treatment?</li> <li>prevent water resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework Directive. Decrease consumption of water to 105litres/person/day in homes. Source: Core Strategy Policy CS22. Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	0	0	0	The proposal will have a neutral effect on this objective.
15. Reduce the need	Would the development of the site / policy	Targets: decrease travel by	+	+	+	The site is within reasonable walking and cycling distance to

	rees, near Ascan Croft (SHLAA N/A)					
to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <li>option:</li> <li>reduce the need to travel, particularly by car/van/lorry?</li> <li>reduce the need for car ownership?</li> <li>support improved provision for cycling?</li> <li>support improved provision for walking?</li> <li>affect public rights of way?</li> <li>support improved access to public transport?</li> <li>support the provision of a safe transport network?</li> <li>be accommodated within the existing public transport constraints?</li> <li>lead to development within a main town, district or local centre?</li> <li>improve proximity to key services such as schools, food shops, public transport, health centres etc.?</li> </ul>	car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with ease of access to work by any mode; maintain bus patronage and improve punctuality of services. <i>Source: Surrey</i> <i>Transport Plan 2011 &amp; Core</i> <i>Strategy Policy CS18.</i> Trends: proportion of people travelling to work by car remains static (57.79% in 2011 vs. 58.9% in 2001) and by bicycle remains static (2.66% in 2011 vs. 2.7% in 2001); increase in cycling infrastructure resulting in 53% increase in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time				St Johns Local Centre. There is scope to reduce the need to travel by car
		of key services.				
	Economic ol	ojectives: building a strong, re	sponsive	and comp	etitive ed	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>Would the development of the site / policy option:</li> <li>encourage diversity and quality of employment in the Borough?</li> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their homes?</li> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of BREEAM?</li> <li>support a better match between education and local employment opportunities?</li> <li>improve access to and participation in education?</li> </ul>	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012) Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of jobs; decreasing number of unemployment benefit claimants; increase in number of apprentices; numbers of unemployed economically active people – performing better than regional and national levels.	0	0	0	The proposal will have a neutral effect on this objective.

SITE: Land at Tulip Tr	rees, near Ascan Croft (SHLAA N/A)						
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	Would the development of the site / policy option: • lead to the loss of viable employment/jobs? • deliver sufficient employment land? • provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and services)? • increase the economic benefit derived from the historic environment? • support start-up and local businesses? • support the vibrancy of the town, district and local centres?	with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications has increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13). Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012 Trends: increase in no. of VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and B8 floorspace (2013); high vacancy rates for commercial and industrial floorspace (20.3% in 2013); retail vacancy rates in other urban centres gradually falling	0	0	0	The proposal will have a neutral effect on this objective.	
		(except in Horsell).	-				
Summary of Social Impacts & Issues	The site could provide housing and associat	Overall Concl ted benefits such as affordable		, which is	needed i	n the area.	
Summary of Environmental Impacts & Issues	Loss of Green Belt and wooded area; Effect on landscape setting of the area						
Summary of Economic Impacts & Issues	A residential site increases the supply of land for housing and plays a role in supporting the local economy.						
	/mitigating measures: will require careful integration of green infrast n to avoid noise.	ructure.					