# APPENDIX 11: SUSTAINABILITY APPRAISAL TABLES - SITE ALLOCATIONS



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

### **Brookwood Ward Site Allocations**

Scoring System:

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

sufficient housing which meets the needs of the community and which is at an affordable price  option: Facili alloca provid housi provid Trave suppo	the development of the site / policy itate meeting the Core Strategy ation as a minimum? ide high quality housing? ide the right type and size of	bjectives: supporting strong, v Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to	vibrant and +	20yrs healthy o	communit +	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated
sufficient housing which meets the needs of the community and which is at an affordable price  suppose sufficient housing option: Facili alloca oprovid housi oprovid Trave suppose enhal	the development of the site / policy itate meeting the Core Strategy ation as a minimum? ide high quality housing? ide the right type and size of	Targets: 4,964 dwellings from 2010–2027. 292 dwellings per annum. 35% of all new homes to be affordable from 2010 to				Development would contribute to meeting overall housing
to me	ing to meet local need? ide pitches for Gypsies and ellers? ort the delivery of extra care or inced sheltered accommodation? ort the provision of affordable ing? ort the provision of Lifetime Homes eet identified needs? ide appropriate properties for a ige demographic profile?	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.				that the site would yield 12 dwellings (SHLAA 2014).  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.  Optimising/mitigating measures:  • Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people.  • 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)

	SHLAABR019: BT Telephone Exchange rresidential development including Af		ood, GU	21 2RP		
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 by providing decent homes.
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 3a and 3b?  • resolve an existing drainage problem?	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

	SHLAABR019: BT Telephone Exchange		ood, GL	J21 2RP		
4. Reduce poverty, crime and social exclusion	r residential development including Af  Would the development of the site / policy option:  • address issues of deprivation?	Targets: Decrease deprivation, crime, antisocial behaviour and	0	0	0	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)  Indices of Deprivation (IMD, 2010) does not identify any issues at this location.
	<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.				Development will have neutral impacts on this objective. However, careful design of the scheme could reduce the fear of crime.  Timely relocation of the existing telecommunications use would avoid of loss of the existing BT infrastructure.  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  • Relocate existing telecommunications infrastructure
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,	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18  Trends: increased	-	-	-	The site is located within:  • 800-1200m access by foot to nearest centre (beyond suitable walking distance)  • 0-1333m access by bicycle to nearest centre  • 10-20 minutes to nearest railway station

	SHLAABR019: BT Telephone Exchang		ood, Gl	U21 2RP		
0.25 hectare site fo	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.				6-10 minutes walk to a primary school     16-20 minutes walk to a secondary school     6-10 minutes walk to a GP     10-20min distance to Woking town centre  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:  Re-provision of existing telecommunications use, prior to development  Improve access to key services and facilities
6. Make the best use of previously developed land and existing buildings  7. Minimise air, light	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?	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.  Targets: improve air	ng our na	tural, built +	and histor	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.

	SHLAABR019: BT Telephone Exchange rresidential development including Af		ood, GL	J21 2RP		
and noise pollution	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?     ensure people are not exposed to greater levels of noise?     ensure people are not exposed to light pollution?	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.				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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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

	SHLAABR019: BT Telephone Exchange		ood, GU	21 2RP		
	<ul> <li>SHLAABR019: BT Telephone Exchanger residential development including Afroscience of a void 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>	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	ood, GU	21 2RP		natural or heritage assets.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of the product	Would the development of the site / policy option: • improve the energy efficiency of the building stock? • help take advantage of passive solar	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. 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 about a course opinion from private converse denoted.
production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?	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				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

	SHLAABR019: BT Telephone Exchange rresidential development including Af		ood, Gl	121 2RP		
	support the development of on or off-site 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?     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	adaptation purposes (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.  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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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

	SHLAABR019: BT Telephone Exchanger residential development including Af		ood, GL	J21 2RP		
0.25 ficolare site for	residential development including Ar	to landfill.				produced.
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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 safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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	+	+	+	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:

	HLAABR019: BT Telephone Exchange		ood, GL	J21 2RP		
0.25 hectare site for	residential development including Af					
		passengers; increase in proportion of new residential development within 30 minutes public transport time of key services.				
	Economic o	ojectives: building a strong, re	snonsive	and comp	etitive ec	Onomy
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;				Development of this site would have a neutral impact on this objective.
17. Provide a range	Would the development of the cite / policy	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			
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.

SITE/0019/BRKW, SHLAABR019: BT Telephone Exchange, Bagshot Road, Brookwood, GU21 2RP	
the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres  • 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?  • 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?	
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.  Summary of Efficient use of brownfield land and development will offer opportunity remediation;	
Environmental Location between two local centres promotes use of sustainable modes of travel.  Impacts & Issues	
Summary of Economic Impacts & Issues Summary of optimising/mitigating measures:	

Summary of optimising/mitigating measures:

- Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people.
- 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)
- Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people;
- 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

## SITE/0019/BRKW, SHLAABR019: 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

### **Byfleet Ward Site Allocations**

Scoring System:

++ Very positive impact + Posi	tive 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 of	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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 87 dwellings (SHLAA, 2014).  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.  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)
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.

	HLAABY016: 94-100 Royston Road, By r residential including Affordable Hous					
wellbeing of the population and reduce inequalities in health	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?	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.				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	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 3a and 3b?  • resolve an existing drainage problem?	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).

	HLAABY016: 94-100 Royston Road, By					
4. Reduce poverty, crime and social exclusion	residential including Affordable House Would the development of the site / policy option:	Targets: Decrease deprivation, crime, antisocial 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.	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. 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	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?	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:  Local Centre  10-20 minutes to nearest railway station  6-10 minutes walk to a primary school  26-30 minutes walk to a secondary school  21-25 minutes walk to a GP  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.

	HLAABY016: 94-100 Royston Road, By					
	3					The development would help to support existing services and facilities in the community.
Environmental objective	L res: protecting and enhancing our natural, buil	t and historic environment				
6. Make the best use of previously developed land and existing buildings	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?	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. 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. 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:

	HLAABY016: 94-100 Royston Road, By					
	r residential including Affordable Hous		I -	T -	1 -	
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF.	0	0	0	
	<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	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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	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.

	HLAABY016: 94-100 Royston Road, By					
0.64 hectare site for	r residential including Affordable Hous			ı	1	
		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 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	option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  increase the resilience of the habitat to climate change impacts?	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.				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
	support the implementation of the Code for Sustainable Homes and BREEAM?     NB. Flooding covered by SA3 and Sustainable travel covered by SA15					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	Would the development of the site / policy	Targets: increase use of	0	+	+	Planning policy requirements will allow for the development

	HLAABY016: 94-100 Royston Road, By r residential including Affordable Hous					
impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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).				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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:     support the improvement of water quality?     support the efficient use of water resources?     operate within the existing capacities for water supply and wastewater treatment?     prevent water resource pollution?     facilitate water quality to be achieved through remediation?     provide adequate wastewater and sewerage infrastructure?	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

	HLAABY016: 94-100 Royston Road, By r residential including Affordable Hous					
0.04 flectare site for	residential including Anordable flous	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 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.
	building a strong, responsive and competitive					Padavalanment of the site would result in the loss of
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy	-	-	-	Redevelopment of the site would result in the loss of employment use.

SITE/0016/BYFL, SI	HLAABY016: 94-100 Royston Road, By	fleet, KT14 7QE				
	r residential including Affordable House	sing				
	ensure the timely provision of infrastructure?	(2012)				
	support the implementation of BREEAM?     support a better match between education and local employment opportunities?     improve access to and participation in education?	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	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?	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.

SITE/0016/BYFL, SHLAABY016: 94-100 Royston Road, Byfleet, KT14 7QE							
0.64 hectare site for residential including Affordable Housing							
	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	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.  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						

#### 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)
- Flood Risk Assessment required given pluvial flooding (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 its sensitive location adjacent to a locally listed building and Conservation Area
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use
- The site has an established employment use. The loss of which would need to be justified
- Trees with TPOs adjacent to the site. A Tree survey to be submitted with proposals to demonstrate there would be no negative impact on the trees
- Remediation of land, if 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 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	or residential including Affordable Hou 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	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 46 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.

	HLAABY017: Works at 11 Royston Roa					
	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 3a and 3b?  • 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.  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 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,	Would the development of the site / policy	Targets: Decrease	0	0	0	Indices of Deprivation (IMD, 2010) identifies this postcode

	HLAABY017: Works at 11 Royston Roa or residential including Affordable Hou					
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, antisocial 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.				location as being slightly above average in terms of overall deprivation.  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	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?	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:  Byfleet Local Centre  10-20 minutes to nearest railway station  6-10 minutes walk to a primary school  26-30 minutes walk to a secondary school  21-25 minutes walk to a GP  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.  The development would help to support existing services and

						facilities in the community.
	For the control of th					
C. Maka tha haat was		tives: protecting and enhancing				
6. Make the best use of previously developed land and existing buildings	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?	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.
		Trends: since 2010, the target is being met and exceeded.				
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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:
Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF.  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 o detailed proposals and consultation with Environmental Health and the Environment Agency. Remediation may be required for residential use.

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

SITE/0017/BYFL, SI	HLAABY017: Works at 11 Royston Roa	nd, Byfleet, KT14 7NX				
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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  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	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).  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	Sustainable travel covered by SA15  Would the development of the site / policy option:  • incorporate sustainable design and construction techniques e.g. provide for	Targets: increase use of locally produced resources. Source: Core Strategy Policy CS22.	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
sustainably produced and local products	the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects?  • support use of materials and aggregates from nearby sources?	All residents to have access to allotment within 800m of home. Source: Core Strategy Policy CS17.				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

	HLAABY017: Works at 11 Royston Roa or residential including Affordable Hou					
v.o4 nectare site it	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).				guidance and its implementation within new developments.
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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 safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?	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	+	+	+	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

	HLAABY017: Works at 11 Royston Roa					
0.34 hectare site fo	or residential including Affordable Hou  • affect public rights of way?	any mode; maintain bus				development on transport network; and opportunities to
	<ul> <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. 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 in automatical services.				optimise use of sustainable transport.
		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 ed	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  • improve access to and participation in education?	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	-	-	-	Redevelopment of the site would result in the loss of employment use.

SITE/0017/BYFL, SI	HLAABY017: Works at 11 Royston Roa	d. Byfleet. KT14 7NX				
	or residential including Affordable House					
Olo-i illoctaro olto il		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	lead to the loss of viable	decrease in amount of				
opportunities to meet	employment/jobs?	vacant retail, commercial				
the needs of the	deliver sufficient employment land?	and industrial floorspace;				
economy and, in	provide for the needs of business in	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	support start-up and local businesses?	VAT registered				
	support the vibrancy of the town, district	businesses (from 1997 to				
	and local centres?	2007 – no recent data);				
	and local contros:	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				

	AABY017: Works at 11 Royston Road, Byfleet, KT14 7NX. residential including Affordable Housing									
	falling (except in Horsell).									
Overall Conclusions										
Summary of Social Positive contribution towards housing requirement;										
Impacts & Issues	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	Efficient use of brownfield land, although established employment use of the site would need to be justified									
Environmental	Potential contamination									
Impacts & Issues	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									

#### 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)
- 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 its sensitive location adjacent to a locally listed building and Conservation Area
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use
- The site has an established employment use. The loss of which would need to be justified
- Trees with TPOs adjacent to the site. A Tree survey to be submitted with proposals to demonstrate there would be no negative impact on the trees
- Remediation of land, if 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

	SITE/0018/BYFL, SHLAABY018: Wey Retail Park, Royston Road, Byfleet, KT14 7NY 0.87 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+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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 65 dwellings (SHLAA, 2014).  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.  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)			
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.			

	r residential including Affordable Hou recreation?	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	Most of the site is located within Flood Zones 1, where
vulnerability to	option:	has been/is permitted in	O			development is recommended to take place. However the
flooding and harm	<ul> <li>result in development within an area at</li> </ul>	the floodplain against the				north east corner of the site is within Floodzone 2.
from flooding on	risk of flooding (e.g. flood zone 3a and	advice of the Environment				
ublic well-being, the	3b or areas of known pluvial flooding)?	Agency.				Core Strategy Policy CS9 advises that development in floor
economy and the	<ul> <li>reduce flood risk to the development</li> </ul>					zone 2 will only be considered if it can be demonstrated that
environment	and to adjacent development?					there are no suitable alternatives in areas at lower risk
	<ul> <li>avoid an adverse impact on flood zones</li> </ul>					(sequential test).
	3a and 3b?					
	<ul><li>resolve an existing drainage problem?</li></ul>					Available information suggests pluvial flooding in the locality
						Core Strategy Policy CS9 (para. 5.50) requires developers
						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:
						Development in Floodzone 2 only considered if
						there are no alternatives in areas of lower risk.
						there are no alternatives in areas of lower risk.
						Flood Risk Assessment required given pluvial
						flooding (subject to the findings of the forthcoming
		1		1	1	Preliminary Surface Water Management Plan).

	HLAABY018: Wey Retail Park, Royston or residential including Affordable Hou					
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	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. 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	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?	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:  Local Centre 10-20 minutes to nearest railway station 6-10 minutes walk to a primary school 26-30 minutes walk to a secondary school 21-25 minutes walk to a GP  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.

	HLAABY018: Wey Retail Park, Roystor or residential including Affordable Hou		<b>(</b>			
						The development would help to support existing services and facilities in the community.
	Environmental chica	tives, protecting and enhancing		tural built	and histo	via an iran mant
6. Make the best use of previously developed land and existing buildings	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 enhancir  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	ng our na	tural, built	+	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	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?  ensure people are not exposed to greater levels of noise?  ensure people are not exposed to light pollution?	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 ir 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.	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

quality	• support the remediation of contaminated	Source: NPPF.				Health and the Environment Agency. Remediation may be
quanty	land?	Godreo. III I I				required for residential use.
	reduce the risk of creating further	Trends: no significant loss				·
	contamination?	of agricultural land;				Optimising/mitigating measures:
		increase in number of				Remediation of land, if required.
		sites with potential land contamination.				
9. Conserve and	Would the development of the site / policy	Targets: maintain and	0	0	0	All housing allocations are required to make a contribution to
enhance biodiversity	option:	enhance biodiversity.				avoid harm to the SPA (Policy CS8).
	<ul> <li>avoid landtake of identified (including</li> </ul>	Source: Core Strategy				
	protected) habitats?	Objectives (Surrey				
	avoid fragmentation, and increase	Biodiversity Action Plan				
	<ul><li>connectivity, of habitats?</li><li>avoid recreational impacts on habitats?</li></ul>	Targets under revision).				
	avoid adverse hydrological impacts on	Trends: little change over				
	habitats?	time. Majority of SSSIs in				
	avoid the impacts of vehicle emissions	'unfavourable but				
	on habitats?	recovering' condition;				
	<ul> <li>avoid the impact of light on habitats?</li> </ul>	majority of SNCIs stable				
	<ul><li>preserve and protect existing habitats?</li></ul>	or declining in quality. 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	
enhance and where	option:	enhance cultural and				Neutral impact on this objective
appropriate make accessible for	avoid adverse impacts on important  landagenes?	historic features. Source: Core Strategy				
enjoyment the	landscapes? • conserve and/or enhance the Borough's	Policy CS20				
natural, historic and	existing green infrastructure assets?	Improved provision of				
cultural assets and	conserve and/or enhance heritage	open space. Source:				
landscapes of	assets and their settings?	Core Strategy Policy				
Woking	lead to the improved management,	CS17				
	restoration and/or sensitive reuse of a	Transla, little above is				
	heritage asset or culturally important	Trends: little change in status of heritage assets				
	building?	(4 Grade I, 10 Grade II*,				
	conserve and/or enhance cultural assets?	166 Grade II, 311 Locally				
	improve access to the natural and	Listed Buildings, 5				
	historic environment and cultural	Scheduled Ancient				
	assets?	Monuments, 3 registered				
		parks and gardens, 25 Conservation Areas). No			1	
		historic landscapes				
		designated. Decline in				
		quality of Brookwood				

	ILAABY018: Wey Retail Park, Royston		,			
	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site CHP and/or link to an existing CHP facility?  support the co-ordination of green infrastructure?  increase the capacity of the habitat to	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 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.
	<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</li> </ul>	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
	for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15					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	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	Targets: increase use of locally produced resources. Source: Core Strategy Policy CS22. 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

	HLAABY018: Wey Retail Park, Royston or residential including Affordable Hous		•			
and local products	the incorporation 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?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  support the improvement of water quality? support the efficient use of water resources? operate within the existing capacities for water supply and wastewater treatment? prevent water resource pollution?	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 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).
	<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	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

	HLAABY018: Wey Retail Park, Royston or residential including Affordable Hou		7			
			1			(
safe, sustainable	reduce the need to travel, particularly by	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	<ul><li>support improved provision for walking?</li></ul>	ease of access to work by				Transport Assessment required to determine impact of
	<ul><li>affect public rights of way?</li></ul>	any mode; maintain bus				development on transport network; and opportunities to
	support improved access to public	patronage and improve				optimise use of sustainable transport.
	transport?	punctuality of services.				
	<ul> <li>support the provision of a safe transport</li> </ul>	Source: Surrey Transport				
	network?	Plan 2011 & Core				
	be accommodated within the existing	Strategy Policy CS18.				
	public transport constraints?					
	• lead to development within a main town,	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				
		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 of	ojectives: building a strong, re	snonsive a	nd comp	etitive ec	onomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	-	-	-	Redevelopment of the site would result in the loss of
stable levels of	option:	employment provision and				commercial use and therefore will have adverse effects on
employment and	encourage diversity and quality of	job opportunities; increase				employment levels in the area
productivity, and	employment in the Borough?	access to and				employment levels in the area
encourage high	encourage provision of jobs accessible	participation in education.				
quality, low impact	to local residents?	Source: NPPF and				
development and	enable local people to work near their	Woking Economic				
education for all	homes?	Development Strategy				
	ensure the timely provision of	(2012)				
	infrastructure?	(==:-)				
	support the implementation of	Trends: gradually				
	BREEAM?	increasing economically				
	DIVERVINE					

	r residential including Affordable Hou  • support a better match between	active population (51,800				
	education and local employment	in 2012/13 from 51,000 in				
	opportunities?	2011/12); steady supply of				
	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				
4 <b>-</b> 5 · · ·		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; decrease in amount of				commercial/retail use, reducing the number and range of
development	• lead to the loss of viable					commercial use in the area.
opportunities to meet the needs of the	employment/jobs?	vacant retail, commercial and industrial floorspace;				
economy and, in	deliver sufficient employment land?	improve quality of office				
particular, support	provide for the needs of business in	space. Source: Economic				
and enhance	urban and rural areas (such as range of	Development Strategy				
economies of town,	premises, land, infrastructure and	2012				
district, local and	services)?	2012				
neighbourhood	increase the economic benefit derived     from the historia anytime mont?	Trends: increase in no. of				
centres	from the historic environment?	VAT registered				
COMMOD	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				
		(but performing well				
		regionally/nationally);				
		decrease in B1, B2 and				
		B8 floorspace (2013); high				
		vacancy rates for				
		commercial and industrial				

SITE/0018/BYFL, SHLAABY018: Wey Retail Park, Royston Road, Byfleet, KT14 7NY						
0.87 hectare site for	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).					
Overall Conclusions						
Summary of Social Impacts & Issues						
Summary of	Efficient use of brownfield land, although the loss of established commercial use would need to be justified					
Environmental	Potential contamination					
Impacts & Issues	Local Centre location promotes use of sustainable modes of travel.					
Summary of	Redevelopment of the site would result in the loss of commercial/retail site					
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)
- Flood Risk Assessment required for part of the site within Floodzone 2 and given pluvial flooding (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
- The site has an established commercial retail use. The loss of which would need to be justified
- · Remediation of land, if 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 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 of	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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	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.  As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, under 0.5 ha site area, in public ownership, 50% affordable housing provision would be required.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.

	LAABY038: Land to rear of Byfleet Vil	llage Hall, High Road, By	fleet, K	T14 7QL		
	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 3a and 3b?  • resolve an existing drainage problem?	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, 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 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,	Would the development of the site / policy	Targets: Decrease	0	0	0	Indices of Deprivation (IMD, 2010) does not identify any

	HLAABY038: Land to rear of Byfleet Vi	llage Hall, High Road, By	fleet, K	Γ14 7QL		
	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, antisocial 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	neet, K	14 / QL		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	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?	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:  Local Centre 10-20 minutes to nearest railway station 6-10 minutes walk to a primary school 26-30 minutes walk to a secondary school 21-25 minutes walk to a GP  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.  The development would help to support existing services and

	HLAABY038: Land to rear of Byfleet Vi sidential including Affordable Housing		fleet, K	Γ14 7QL		
0120 HOSTATO 101 100						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
Environmental objective	ves: protecting and enhancing our natural, buil	t and historic environment		, 		
6. Make the best use of previously developed land and existing buildings	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?	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. Would come forward only if the existing use is no longer required  Optimising/mitigating measures: Loss of car park would need to be justified
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	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: Land to rear of Byfleet Vi sidential including Affordable Housing	llage Hall, High Road, By	fleet, K	T14 7QL		
		an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF.  Trends: no significant loss	0	0	0	
	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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 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.

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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				
		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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or offsite 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?	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	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 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
	<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	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

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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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  support the improvement of water quality? support the efficient use of water resources? operate within the existing capacities for water supply and wastewater treatment? prevent water resource pollution? facilitate water quality to be achieved through remediation? provide adequate wastewater and sewerage infrastructure?	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	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 wastewater and sewerage infrastructure

	ILAABY038: Land to rear of Byfleet Vi	llage Hall, High Road, By	fleet, K	Γ14 7QL		
0.28 hectare for res	idential including Affordable Housing	remains high.		1	1	
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 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.
	uilding a strong, responsive and competitive e	economy				
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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	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

17. Provide a range of commercial development of the site / policy option:	SITE/0038/BYFL. SH	HLAABY038: Land to rear of Byfleet Vi	llage Hall, High Road, By	fleet. KT	14 7QL		
**support the implementation of BEEEAM?*   *support a better match between education and local employment opportunities?*   *improve access to and participation in education?*    **vertical ending to the development of the site / policy and development opportunities to meet file economy and, in particular, suport and ending blourhood centres*    **vertical ending to the control ending to the control ending to the interest of the economic control ending to the interest of the economic control ending to the interest of the economic control ending to the ending to the ending to the ending to the interest of the economic control ending to the ending the ending to the							
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B8 floorspace (2013); high			,				

	HLAABY038: Land to rear of Byfleet Village Hall, High Road, Byfleet, KT14 7QL sidential including Affordable Housing					
	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. 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						

## 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)
- 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 its sensitive location adjacent to a locally listed building and Conservation Area
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use
- · Loss of car park would need to be justified
- A Tree survey to be submitted with proposals to demonstrate there would be no negative impact on the trees on the site
- 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	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	
	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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing.  It is anticipated that the site would yield 12 dwellings, however the number of dwellings that can be accommodated on site is dependent on whether library is relocated elsewhere or replaced on site.  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.  Optimising/mitigating measures:  Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people  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  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in	Would the development of the site / policy option:     support the provision of key health services?     help improve the health of the	Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and	+	+	+	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.

	HLAABY046: Library, 71 High Road, By					
health	community e.g. encourage healthy lifestyles?  • reduce health inequalities?  • improve accessibility to leisure and open space for informal and/or formal recreation?	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.	uding Affor	rdable I	Housin	Continued access to local public library supports leisure, education and well being.  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	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 3a and 3b?  • resolve an existing drainage problem?	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 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  Taking into account these measures, an overall neutral score.  Optimising/mitigating measures:  • Flood Risk Assessment  • Locate development only on land within Flood Zone

SITE/0046/BYFL, SI 0.13 hectare site for	HLAABY046: Library, 71 High Road, Bor mixed use development comprising	yfleet, KT14 7QN residential dwellings inc	luding <i>A</i>	Affordabl	e Housi	ing and replacement library and community uses
						1
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	0	0	0	Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.  The library and community uses would be replacements of existing facilities, therefore would not affect access to these facilities.  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</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.	+	+	+	The site is located within:  Byfleet Local Centre  10-20 minutes to nearest railway station  6-10 minutes walk to a primary school  31-35 minutes walk to a secondary school  26-30 minutes walk to a GP  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

SITE/0046/BYFL, SI	HLAABY046: Library, 71 High Road, By	/fleet, KT14 7QN				
0.13 hectare site fo	cultural uses?	residential dwellings inc	luding A	Affordable	e Housi	reduced.  The development would re-provide local community services (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.
	Environmental objec	I tives: protecting and enhancir	l ng our nat	L tural, built a	l and histo	I ric environment
6. Make the best use of previously developed land and existing buildings	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?	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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: good access to rail services and opportunities to walk reduces likelihood of congestion, and subsequently air pollution from traffic.  Optimising/mitigation measures:

	HLAABY046: Library, 71 High Road, By		l	<i>tt</i>   -  -  -		
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:             • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?             • support the remediation of contaminated land?             • reduce the risk of creating further contamination?	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	ng and replacement library and community uses  The impacts are predicted to be neutral.  Optimising/mitigating measures:
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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 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.

	HLAABY046: Library, 71 High Road, By					
0.13 hectare site for	or mixed use development comprising		luding A	ffordable	Housii	ng and replacement library and community uses
		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				
44.5.1.4		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 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 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

SITE/0046/BYFL, SI 0.13 hectare site for	HLAABY046: Library, 71 High Road, By or mixed use development comprising	/fleet, KT14 7QN residential dwellings inc	ludina A	ffordable	e Housi	ng and replacement library and community uses
				1		
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option: • support the improvement of water quality? • support the efficient use of water resources? • operate within the existing capacities for water supply and wastewater treatment? • prevent water resource pollution? • facilitate water quality to be achieved through remediation?	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	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 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:

SITE/0046/BYFL, SI	HLAABY046: Library, 71 High Road, By	fleet, KT14 7QN				
0.13 hectare site to	provide adequate wastewater and sewerage infrastructure?  Would the development of the site / policy	Borough remains poor/moderate; consumption of water remains high.  Targets: decrease travel	uding A	affordable +	e Housi	ng and replacement library and community uses  Design of the development would have to provide suitable wastewater and sewerage infrastructure
to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	option: • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 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.
		ojectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and stable levels of employment and productivity, and encourage high	Would the development of the site / policy option:	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and	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.

	HLAABY046: Library, 71 High Road, By					
0.13 hectare site for development and education for all	enable local people to work near their homes?	Woking Economic Development Strategy	uding A	ffordable	Housi	ng and replacement library and community uses
	<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).				
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	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?	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	0	0	0	Will support continued vibrancy of Byfleet Local Centre.
centres	support start-up and local businesses?     support the vibrancy of the town, district and local centres?	VAT registered businesses (from 1997 to 2007 – no recent data); low UK Competitiveness Index ranking in Surrey (but performing well				

SITE/0046/BYFL, S	SITE/0046/BYFL, SHLAABY046: Library, 71 High Road, Byfleet, KT14 7QN						
0.13 hectare site for	or mixed use development comprising residential dwellings including Affordable Housing and replacement library and community uses						
	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 Local Centre location promotes use of sustainable modes of travel						
Summary of Economic Impacts & Issues	(mitigating maggures:						

## Summary of optimising/mitigating measures:

- Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people
- 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
- 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
- Locate development only on land within 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
- Redevelopment to retain existing community infrastructure
- 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 opportunities to minimise car use
- Residential development to make contribution to SPA mitigation
- · 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
- · 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

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 of	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 19 dwellings (SHLAA, 2014), based on a density multiplier of 35 dph.  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.  Optimising/mitigating measures:  • 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  • 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)

	HLAABY064: The Manor School, Magd		Γ14 7SR			
	Would the development of the site / policy 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?		0	0	0	Development will bring about positive impact on health and wellbeing via providing decent homes.  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.  Overall the effect of the development in terms of this objective are considered to be neutral.  Optimising/mitigating measures:  Re-provision of sports pitches on site or off-site to ensure no net loss of open space serving the community
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 3a and 3b?  • resolve an existing drainage problem?	recent years.  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	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?	Targets: Decrease deprivation, crime, antisocial 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.	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.  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	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?	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:  • 800-1200m access by foot to nearest centre (beyond suitable walking distance) of the Local Centre  • 20-30 minutes to nearest railway station  • 0-5 minutes walk to a primary school  • 31-35 minutes walk to a secondary school  • 21-25 minutes walk to a GP

	HLAABY064: The Manor School, Magd or residential including Affordable Hou		1 17 / 31	•		
	help support the provision of religious cultural uses?					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.
						The development would help to support existing services and facilities in the community.  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.  Optimising/mitigating measures:  Loss of community facility will need to be justified  Improve access to key services and facilities
	Environmental object	tives: protecting and enhancing				
Make the best use     of previously developed land and existing buildings	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?	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.	0	0	0	Comments:  Site is a former school which is currently unused. The site 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	Would the development of the site / policy option:  • affect an existing AQMA or lead to its designation?  • help to improve air quality?	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution.	?	0	0	Redevelopment of the site may result in increased vehicle movement and consequent emissions. However the likely impact is unknown.  The site is walking distance to the Local Centre, therefore

	HLAABY064: The Manor School, Magd or residential including Affordable Hou		T14 7SR	2		
	AQMAs?  • avoid an increase in congestion which may cause pollution from traffic?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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.				modes of transport 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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management,	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.

	HLAABY064: The Manor School, Magd		T14 7SR	2		
	residential including Affordable Hou restoration and/or sensitive reuse of a heritage asset or culturally important building? • conserve and/or enhance cultural assets? • improve access to the natural and historic environment and cultural assets?	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				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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?	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);	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:

	HLAABY064: The Manor School, Magd or residential including Affordable Hou		T14 7SR	2		
Side Heatare Side 18	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	increase in sustainably constructed dwellings.				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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water	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 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.

	HLAABY064: The Manor School, Magd		Γ14 7SR			
resources sustainably	residential including Affordable House resources?  operate within the existing capacities for water supply and wastewater treatment?  prevent water resource pollution?  facilitate water quality to be achieved through remediation?  provide adequate wastewater and sewerage infrastructure?	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	would the development of the site / policy option:  reduce the need to travel, particularly by car/van/lorry?  reduce the need for car ownership?  support improved provision for cycling?  support improved provision for walking?  affect public rights of way?  support improved access to public transport?  support the provision of a safe transport network?  be accommodated within the existing public transport constraints?  lead to development within a main town, district or local centre?  improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.

	HLAABY064: The Manor School, Magd		T14 7SR	2		
0.55 nectare site 10			snonsive	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	residential including Affordable Hou  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?  improve access to and participation in education?	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	sponsive -	and comp	etitive ec	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	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	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	-	-	-	Redevelopment of the site would result in the loss of a local school. The loss will need to be justified

	HLAABY064: The Manor School, Magd		14 7SR			
0.55 hectare site for	or residential including Affordable Hou	sing				
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 Conclu				
Summary of Social		Positive contribution				
Impacts & Issues			act on health ar			
		The site is within Floodzon				
		Pluvial flooding				
					laced in terms of services and facilities	
Summary of	The site is a				mean the loss of sports pitches	
Environmental	<u></u>	The site is currently a commu				
Impacts & Issues	The site is adjace				further investigation may be required	
		The site is in the vi	icinity of a grad	ie II listed bi	uliding.	
Summary of		Redevelopment of the site wor	uld result in the	e loss of con	nmercial/retail site	
Economic Impacts &						
Issues						
Summary of optimising	n/mitigating maggures:					

- 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)
- · Re-provision of sports pitches on site or off-site to ensure no net loss of open space serving the community
- Flood Risk Assessment may be required for pluvial flooding (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
- Loss of community facility will need to be justified
- Improve access to key services and facilities
- Further investigation into the archaeological potential on the site
- The redevelopment of the site should conserve and enhance heritage assets in the vicinity

# SITE/0064/BYFL, SHLAABY064: 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

0.32 hectare site for					1	davolanmant
	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				development.  Optimising/mitigating measures:  Removal of electricity pylon
3. Reduce	Would the development of the site / policy	exercise activities has significantly increased in recent years.  Trends: No development	0	0	0	The majority of the site is located within Flood Zone 1, where
vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	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 3a and 3b?  • resolve an existing drainage problem?	has been/is permitted in the floodplain against the advice of the Environment Agency.				development is recommended to take place. However the 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.

	HLAABY065: 96-120 Church Road, Byf	leet, KT14 7NF				
0.32 hectare site fo	r residential					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)  Locate development only on land within Flood Zone 1
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	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.  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

SITE/0065/BYFL, SI 0.32 hectare site fo	HLAABY065: 96-120 Church Road, Byf	leet, KT14 7NF				
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?	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:  • 400-800m (approximately 10 minutes) access by foot to the Local Centre (within suitable walking distance)  • 0-1333m access by bicycle to nearest centre  • 20-30 minutes to nearest railway station  • 0-5 minutes walk to a primary school  • 31-35 minutes walk to a secondary school  • 21-25 minutes walk to a GP  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 objec	tives: protecting and enhancing	a our nat	L tural, built a	and histor	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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 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.  Optimising/mitigating measures:
7. Minimise air, light and noise pollution	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	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective	-	0	0	Redevelopment of the site may result in increased vehicle movement and consequent emissions.  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.

	r residential may cause pollution from traffic?	Trends: one AQMA				
	ensure people are not exposed to greater levels of noise?     ensure people are not exposed to light pollution?	(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:
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important	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	-	0	0	Development would have minimal impact on the surroundir natural landscape or heritage assets. However development will result in the loss of GI

SITE/0065/BYFL. SI	SITE/0065/BYFL, SHLAABY065: 96-120 Church Road, Byfleet, KT14 7NF					
0.32 hectare site fo		1001, 111 14 7111				
Old Hodiaid Gita id	building?	status of heritage assets				
	conserve and/or enhance cultural	(4 Grade I, 10 Grade II*,				
	assets?	166 Grade II, 311 Locally				
	1 0.000.00	Listed Buildings, 5				
	improve access to the natural and	Scheduled Ancient				
	historic environment and cultural					
	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 residential development would be required to achieve
causes of climate	option:	carbon emissions and				the energy and water components of Level 4 or 5 of the
change – particularly	improve the energy efficiency of the	increase energy from				Code for Sustainable Homes depending on the siting and
by increasing energy	building stock?	renewable sources.				quantity of development. This will be determined on a case
efficiency and the	<ul> <li>help take advantage of passive solar</li> </ul>	Source: 2009 Renewable				by case basis.
production of energy	gain through orientation?	Energy Directive and Core				
from low and zero	help minimise the use of energy through	Strategy Policy CS23.				The site offers reasonable accessibility to most local
carbon technologies	design and occupation?	Dwellings to meet energy				facilities, and should ensure emissions from private car use
and renewable	reduce the emission of greenhouse	and water categories of				do not significantly increase as a result of the development.
sources – and adapt	gases?	Code Level 4. Source:				
to its impacts	facilitate the generation/use of	Core Strategy Policy				Development of the site could potentially lead to an increase
	renewable energy?	CS22.				in hard landscaping, and in turn could increase surface water
	support decentralised energy	Increase green				runoff. This could be mitigated against through the use of
	generation?	infrastructure for				adaptation measures (such as SuDS).
	support the development of on or off-	adaptation purposes				
	site CHP and/or link to an existing CHP	(including SUDS). Source:				The neutral score reflects the potential increase in carbon
	facility?	Core Strategy Policies				emissions through private car use, and potential increase in
	support the co-ordination of green	CS9 & CS22.				surface water runoff, against the implementation of the Code
	infrastructure?					for Sustainable Homes.
	• increase the capacity of the habitat to	Trends: decreasing local				
	Increase the capacity of the habitat to act as a carbon sink?	CO2 emissions (to 2010);				Optimising/mitigating measures:
		increase in sustainably				Design of the development to have regard to incorporation of
	• increase the resilience of the habitat to	constructed dwellings.				SuDS and other adaptation measures such as green
	climate change impacts?			l		·

SITE/0065/BYFL, SH 0.32 hectare site for	HLAABY065: 96-120 Church Road, Byf	leet, KT14 7NF				
o.oz neotare site io	support the implementation of the Code 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 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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for	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 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

SITE/0065/BYFL. SH	HLAABY065: 96-120 Church Road, Byf	leet. KT14 7NF				
0.32 hectare site for						
	water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	105litres/person/day in homes. Source: Core Strategy Policy CS22.  Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 in cycle journeys to town centre, and 27% increase across the Borough since May 2010; 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. 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.
		ojectives: building a strong, res	sponsive	and comp	etitive ec	conomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	0	0	0	

	HLAABY065: 96-120 Church Road, Byf	leet, KT14 7NF				
0.32 hectare site for		1		ı	1	
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 education for all	enable local people to work near their homes?	Woking Economic Development Strategy				
o a a coantion to the an	ensure the timely provision of	(2012)				
	infrastructure?	Trends: gradually				
	support the implementation of	increasing economically				
	BREEAM?	active population (51,800				
	<ul> <li>support a better match between</li> </ul>	in 2012/13 from 51,000 in				
	education and local employment					
	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	lead to the loss of viable	decrease in amount of				
opportunities to meet	employment/jobs?	vacant retail, commercial				
the needs of the	deliver sufficient employment land?	and industrial floorspace;				
economy and, in	provide for the needs of business in	improve quality of office				
particular, support		space. Source: Economic				
and enhance	urban and rural areas (such as range of	Development Strategy				
economies of town,	premises, land, infrastructure and	2012				
district, local and	services)?	2012				
neighbourhood	increase the economic benefit derived	Trends: increase in no. of				
centres	from the historic environment?	VAT registered				
centies	<ul><li>support start-up and local businesses?</li></ul>	v A i Tegistereu				

SITE/0065/BYFL, S 0.32 hectare site fo	HLAABY065: 96-120 Church Road, Byf	eet, KT14 7NF				
0.32 hectare site to	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 Conclu				
Summary of Social Impacts & Issues	The site is mainly wi	Pluvial flooding	nay have adverse ner is within Floo may need furthe	e impact o odzone 2, r investiga	n health and wellbeing. where development should be avoided.	
Summary of Environmental Impacts & Issues	The site is The site is	largely greenfield and part PDL within walking distance to the los and overhead power lines una	., redevelopment ocal centre and a	t would me a choice of	ean the loss of greenfield land f sustainable modes of travel.	
Summary of Economic Impacts & Issues						

- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Removal of electricity pylon
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- Locate development only on land within 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
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use
- 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	or residential including Affordable Hou 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 of	bjectives: supporting strong, v	ibrant and	d healthy o	communit	ies
Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 14 dwellings (SHLAA, 2014).  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.  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)

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		rise to pre-2010 levels (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing.				Development would being about positive interest or beauty
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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?	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.	+	+	+	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.
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?	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.

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U.15 nectare site 10	residential including Affordable Hou     avoid an adverse impact on flood zones     3a and 3b?     resolve an existing drainage problem?	sing				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 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, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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	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.  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

	HLAABY031b: Churchill House and Be or residential including Affordable Hou		Byfleet,	KT14 7F	łN	
0.13 nectare site it	Tresidential including Anordable nod	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?	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:  • 5-10 minutes access by foot to nearest centre (within suitable walking distance) of the Local Centre  • 0-1333m access by bicycle to nearest centre  • 10-20 minutes to nearest railway station  • 6-10 minutes walk to a primary school  • 26-30 minutes walk to a secondary school  • 21-25 minutes walk to a GP  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.  The development would help to support existing services and facilities in the community.
	Environmental object	tives: protecting and enhancin	g our nat	tural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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 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	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	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

0.15 hectare site for	or residential including Affordable Hou			1	1	
	designation?  • help to improve air quality?  • support specific actions in designated AQMAs?  • avoid an increase in congestion which may cause pollution from traffic?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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.				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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?	Targets: preserve and enhance cultural and historic features.  Source: Core Strategy Policy CS20 Improved provision of	-	0	0	Development of this site will not have adverse impacts on natural or heritage assets.  The site contains trees protected by tree preservation orders redevelopment of the site may have a negative impact or

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cultural assets and landscapes of Woking	conserve and/or enhance heritage assets and their settings?     lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?     conserve and/or enhance cultural assets?     improve access to the natural and historic environment and cultural assets?	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.				result in the loss of trees with ecological or amenity value.  This is unlikely to be acceptable.  Optimising/mitigating measures:  Design of development to have regard to this prominent corner site.  Tree survey to be submitted with proposals to demonstrate there would be no negative 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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site CHP and/or link to an existing CHP facility?  support the co-ordination of green	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 residential development would be required to achieve the energy and water components of Level 4 of the Code for 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.

	HLAABY031b: Churchill House and Be		Byfleet,	KT14 7H	N	
0.15 hectare site fo	<ul> <li>r residential including Affordable House 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?         <ul> <li>NB. Flooding covered by SA3 and Sustainable travel covered by SA15</li> </ul> </li> </ul>	Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				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	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 use of materials and aggregates from nearby sources?  support lifestyles compatible with the objectives of sustainability?  provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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 of the Code for Sustainable Homes.

	HLAABY031b: Churchill House and Be or residential including Affordable Hou		Byfleet,	KT14 7H	IN	
and manage water resources sustainably	support the efficient use of water resources?     operate within the existing capacities for water supply and wastewater treatment?     prevent water resource pollution?     facilitate water quality to be achieved through remediation?     provide adequate wastewater and sewerage infrastructure?	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.				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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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	+	+	+	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.  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.

	r residential including Affordable Hou	services.				
	Economic o	bjectives: building a strong, re	snonsive	and comr	netitive ec	onomy
6. Maintain high and	Would the development of the site / policy	Targets: increase	-	-	-	Redevelopment of the site would result in the loss of
stable levels of	option:	employment provision and				employment use. This will need to be justified
employment and	encourage diversity and quality of	job opportunities; increase				employment use. This will need to be justified
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				
oddodiion for dii		(2012)				
	<ul> <li>ensure the timely provision of infrastructure?</li> </ul>	(== :=)				
	support the implementation of	Trends: gradually				
	BREEAM?	increasing economically				
	support a better match between	active population (51,800				
	education and local employment	in 2012/13 from 51,000 in				
	opportunities?	2011/12); steady supply of				
		jobs; decreasing number				
	<ul> <li>improve access to and participation in education?</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).				
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;				employment use. This will need to be justified
development	lead to the loss of viable	decrease in amount of				and the second s
portunities 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		1	1	

	HLAABY031b: Churchill House and Bea or residential including Affordable Hous		eet, KT14 7H	IN				
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?	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 Conclusion		a requirem	ent·			
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 walking distance to the Local Centre and is therefore well placed in terms of services and facilities						
Summary of Environmental Impacts & Issues Summary of Economic Impacts &	Efficient use of Trees on the site ar	brownfield land, although established employment use of the site would need to be justified  Local Centre location promotes use of sustainable modes of travel.  The protected by Tree Preservation Orders. Redevelopment of the site may have negative impact.  Redevelopment of the site would result in the loss of employment floorspace						
Issues								

- 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)
- 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 opportunities to minimise car use
- The site has an established use as an office building. The loss of office use would need to be justified
- Trees with TPOs on the site. A Tree survey to be submitted with proposals to demonstrate there would be no negative impact on trees on the site
- 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

SITE/0080/BYFL, SHLAABY031b: Churchill House and Beaver House, York Close, Byfleet, KT14 7HN						
0.15 hectare site for residential including Affordable Housing	15 hectare site for residential including Affordable Housing					
Design of the development would have to provide suitable wastewater and sewerage infrastructure						

## **Goldsworth East Ward Site Allocations**

Scoring System:

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

SITE/0091/GLDE, SHLAA n/a: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE

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						
SA Objective	Decision-making criteria	Indicators and targets	Short- term 0- 5yrs	Medium- term 5-20yrs	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)
	Social	I objectives: supporting strong	, vibrant a	nd healthy co	mmunitie	S
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.

Victoria Way, Wokii 9.43 hectare site for station, secure bike and improvements	ng, GU22 7AE r site essential infrastructure – transpo e parking area within station facilities o to Victoria Arch	ort interchange hub to inc on south side and Bromp	lude pl	aza, bus inte	erchang	, High Street, Broadway, Station Approach and e, railway flyover and taxi rank to south side of ements to bus interchange to north side of station,
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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?	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	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	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 3a and 3b?  • resolve an existing drainage problem?	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	to Victoria Arch	<u>,                                      </u>		, 		,
						Optimising/mitigating measures:  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
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any issues at this location.  The development of additional/improved infrastructure will assist in supporting communities.  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	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

SITE/0091/GLDE, SHLAA n/a: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE 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 education, health, leisure and Core Strategy Policy High Accessibility Zone (parking) CS18 recreation)? 0-10 minutes to nearest railway station • improve access to existing key services 6-10 minutes walk to a primary school Trends: increased including education, employment, 16-20 minutes walk to a secondary school accessibility to local recreation, health, community services, 6-10 minutes walk to a GP cultural assets. historic environment? services by public help support existing community transport over last three vears. The site is within Woking Town Centre and within reasonable facilities? walking distance key services and facilities. The need to • help support the provision of religious travel to access services and facilities will be reduced by cultural uses? 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. Environmental objectives: protecting and enhancing our natural, built and historic environment Would the development of the site / policy Targets: 70% of new Development of the site would improve the use of existing 6. Make the best use residential development to of previously buildings and support a mix of uses at the railway station. option: developed land and be on previously • support the use of and remediation of existing buildings developed land between previously developed land? • support higher density development 2010 and 2027. Source: Core Strategy Policy and/or a mix of uses? CS10. • encourage the re-use of existing Economic development to buildings? be directed to urban • result in the loss of greenfield land centres and employment (including gardens)? areas. Source: Core • support the restoration of vacant / Strategy Objectives contaminated land? Indicative density ranges given in Core Strategy Policy CS10. Trends: since 2010, the target is being met and exceeded. Targets: improve air 7. Minimise air, light Would the development of the site / policy + Development of the site is intended to enhance rail travel and noise pollution quality. Source: Air Quality (and arrival at the station via bike, bus and foot), therefore option: • affect an existing AQMA or lead to its Progress Report 2014 reducing congestion which may cause pollution from traffic. Maintain low levels of light designation? and noise pollution. help to improve air quality?

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 Victoria Arch					
	<ul> <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>	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.				
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	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	Would the development of the site / policy option:	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	Would the development of the site / policy option:	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20	-	-	-	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

SITE/0091/GLDE, SHLAA n/a: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE 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 natural, historic and existing green infrastructure assets? Improved provision of an impact on historical assets here, however there is cultural assets and open space. Source: opportunity to conserve and enhance the character of this • conserve and/or enhance heritage Core Strategy Policy part of the Town Centre. landscapes of assets and their settings? Woking CS17 • lead to the improved management, restoration and/or sensitive reuse of a Optimising/mitigating measures: heritage asset or culturally important Trends: little change in Development should conserve and enhance heritage assets status of heritage assets and their setting, including the Town Centre Conservation building? (4 Grade I. 10 Grade II\*. Area, and statutory and locally listed buildings. 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 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 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 option: carbon emissions and modes, development of the site contributes positively to this increase energy from objective as carbon emissions in the area from private change – particularly • improve the energy efficiency of the vehicle use will be reduced. renewable sources. by increasing energy building stock? efficiency and the Source: 2009 Renewable help take advantage of passive solar production of energy gain through orientation? Energy Directive and Core Strategy Policy CS23. from low and zero • help minimise the use of energy through Dwellings to meet energy carbon technologies design and occupation? and renewable and water categories of • reduce the emission of greenhouse sources - and adapt Code Level 4. Source: gases? to its impacts Core Strategy Policy • facilitate the generation/use of CS22. renewable energy? Increase green

infrastructure for

support decentralised energy

generation?

SITE/0091/GLDE, SHLAA n/a: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE 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 • support the development of on or offadaptation purposes (including SUDS). Source: site CHP and/or link to an existing CHP Core Strategy Policies CS9 & CS22. • support the co-ordination of green infrastructure? Trends: decreasing local • increase the capacity of the habitat to CO2 emissions (to 2010): act as a carbon sink? increase in sustainably • increase the resilience of the habitat to constructed dwellings. 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 12. Reduce the Would the development of the site / policy Targets: increase use of Planning policy requirements will allow for the development to have a positive impact upon this objective to sustainably locally produced impact of option: resources. Source: Core use and re-use renewable and non-renewable resources. consumption of • incorporate sustainable design and resources by using construction techniques e.g. provide for Strategy Policy CS22. The climate change SPD encourages developers to use sustainably produced locally sourced materials to minimise impact of development the efficient use of minerals and enable All residents to have and local products on use of resources. The neutral short term score reflects the incorporation of a proportion of access to allotment within that the Core Strategy Policy and Climate Change SPD are recycled or secondary aggregates in 800m of home. Source: new projects? Core Strategy Policy relevantly new and that these improvements are likely to CS17. build up over the medium to long term. In particular, there is • support use of materials and aggregates often a short term lag between the adoption of the policy and from nearby sources? guidance and its implementation within new developments. Trends: increase in use • support lifestyles compatible with the and demand of allotment objectives of sustainability? plots: increase in • provide land for allotments? sustainably constructed dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates). 0 13. Reduce waste Would the development of the site / policy Targets: decrease amount The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste generation and option: of waste produced per disposal and achieve • support a reduction in the generation of capita: increase that is generated from both existing and new development. sustainable percentage of The negative short term score reflects that all new waste? management of recycled/composted development will result in a net increase in the amount of • minimise waste in the construction waste. Source: Surrey waste that is produced within the borough. However through waste 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:

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 Victoria Arch					
		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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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	++	++	++	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.

Victoria Way, Woki 9.43 hectare site fo	ng, GU22 7AE r site essential infrastructure – transpo e parking area within station facilities o	ort interchange hub to inc on south side and Bromp	clude pla	aza, bus inte	rchange	High Street, Broadway, Station Approach and e, railway flyover and taxi rank to south side of ments to bus interchange to north side of station,
		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,	responsiv	e and compet	itive ecor	nomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  • improve access to and participation in education?	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	+	+	+	Improving the capacity and efficiency of rail infrastructure would be key to enhancing the Town Centre economy.

SITE/0091/GLDE, SHLAA n/a: Woking Railway Station, bus/rail interchange, railway flyover and Victoria Arch, High Street, Broadway, Station Approach and Victoria Way, Woking, GU22 7AE 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 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 Improving the capacity and efficiency of the South West Main + of commercial registered businesses; railway Line would be key to enhancing the Town Centre option: development decrease in amount of economy. • lead to the loss of viable opportunities to meet employment/jobs? vacant retail, commercial the needs of the and industrial floorspace; • deliver sufficient employment land? improve quality of office economy and, in • provide for the needs of business in space. Source: Economic particular, support urban and rural areas (such as range of and enhance Development Strategy premises, land, infrastructure and economies of town, 2012 services)? district, local and • increase the economic benefit derived neighbourhood Trends: increase in no. of from the historic environment? centres VAT registered 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 Surrev (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 Timely provision of infrastructure to support communities Impacts & Issues Significantly improved access to Town Centre jobs, shops, services and facilities Improved sustainable transport hub would reduce congestion and thus reduce air pollution and carbon emissions from traffic Summary of 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 Creating a 'transport interchange hub' would be a significant factor in enhancing the economy of Woking Town Centre

Impacts & Issues

Summary of Economic Impacts &

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

Issues

- 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	L bjectives: supporting strong, v	ibrant and		communit	ioe
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 100 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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	+	+	+	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 ap open space for informal and/or formal	ĺ				
	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	Would the development of the site / policy option:  • result in development within an area at risk of flooding (e.g. flood zone 3a and	significantly increased in recent years.  Trends: No development has been/is permitted in the floodplain against the advice of the Environment	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.
public well-being, the economy and the environment	<ul> <li>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>	Agency.				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 system (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.

	HLAAGE011: Land at Albion House, H					
1.20 hectare site for	r mixed use development to include ap	proximately 100 dwelling	gs inclu	ding Affo	rdable	Housing, office and retail
						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 (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
4. Reduce poverty, crime and social exclusion  5. To improve	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?	Targets: Decrease deprivation, crime, antisocial 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.  Targets: improve	+	+	+	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:  • 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	Would the development of the site / policy option:	Targets: improve accessibility to all services	+	+	+	I he site is located within:
services and facilities	• provide local community services (e.g.	and facilities. Source:				Woking Town Centre

	HLAAGE011: Land at Albion House, H			l' A.C.		
1.20 nectare site to	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?	Core Strategy Policy CS18  Trends: increased accessibility to local services by public transport over last three years.	js inclu	ding Affo	rdable	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.  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	I tives: protecting and enhancir	ng our nat	tural built	and histo	
6. Make the best use of previously developed land and existing buildings	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?	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 previously developed land. Its development will maximise the efficient use of the 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	Development will be exposed to noise pollution from the railway and other commercial and night time activities nearby.

SITE/0011/GLDE, S	HLAAGE011: Land at Albion House, H	igh Street, Woking, GU21	6BD			
1.20 hectare site fo	r mixed use development to include ap		gs inclu	ding Affo	rdable	Housing, office and retail
	designation?  • help to improve air quality?  • support specific actions in designated AQMAs?  • avoid an increase in congestion which may cause pollution from traffic?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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 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 mitigation measures that will be introduced in the medium to long term.
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	It is not envisaged that the development of the site will have any significant impacts on contamination or safeguard agricultural 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	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?	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

	HLAAGE011: Land at Albion House, Hir mixed use development to include ap			dina Affa	rdable	Housing, office and retail
cultural assets and	conserve and/or enhance heritage	open space. Source:	jo intelu		, aabie	Centre.
landscapes of	assets and their settings?	Core Strategy Policy				
Woking	<ul> <li>lead to the improved management,</li> </ul>	CS17				Optimising/mitigating measures:
Woking	<ul> <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>	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				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 Poduce the	Mould the development of the site / policy	without prior assessment.	0	0	0	The mixed use 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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or offsite CHP and/or link to an existing CHP facility?  • support the co-ordination of green	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 excellent 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

	HLAAGE011: Land at Albion House, Hir mixed use development to include ap			dina Affa	ordable	Housing, office and retail
	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	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 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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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

1.20 hectare site fo	r mixed use development to include ap	proximately 100 dwelling   Plan 2011.	gs inclu	ding Affo	rdable	
		Trends: increase in recycling and composting; decrease in waste going to landfill.				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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 Level 4 of the Code for Sustainable Homes or BREEAM 'very good' for any 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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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.

SITE/0011/GLDE, S	HLAAGE011: Land at Albion House, H	igh Street, Woking, GU21	6BD			
	r mixed use development to include ap			ding Affo	rdable l	Housing, office and retail
		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 of	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		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	+	+	+	Site is a mixed use development to include office and retail. It will bring forward commercial use and promote job creation.

	HLAAGE011: Land at Albion House, H						
1.20 hectare site for	r mixed use development to include ap		ıs includ	ding Affo	rdable	Housing, office and retail	
		7% of the Borough's					
47 Dravida a range	May let the elevel or recent of the elevel or eleve	population (2012/13).			<del> </del>	Missad use development would being forward commentation	
17. Provide a range of commercial	Would the development of the site / policy	Targets: increase in registered businesses;	+	+	+	Mixed use development would bring forward commercial development.	
development	option: • lead to the loss of viable	decrease in amount of				development.	
opportunities to meet	employment/jobs?	vacant retail, commercial					
the needs of the	deliver sufficient employment land?	and industrial floorspace;					
economy and, in	provide for the needs of business in	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	<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).					
		Overall Concl	usions				
Summary of Social	Positive contribution towards housing requir	ement;					
mpacts & Issues	Positive impact on well being.						
Summary of	Potential to connect to CHP network;						
Environmental	Efficient use of previously developed land;	avel modes:					
Impacts & Issues	Facilitate and promote use of sustainable trade Development has the potential to be of high		nateway	to the Tou	wn Cantr	re from the railway station	
Summary of	Commercial development of site will create		yaieway	to the 100	vii Ceilli	e nom me ranway station.	
Economic Impacts &	Development will support the economy of the Town Centre						
Issues Summary of optimising							

#### Summary of optimising/mitigation 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)

### SITE/0011/GLDE, SHLAAGE011: Land at Albion House, High Street, Woking, GU21 6BD

## 1.20 hectare site for mixed use development to include approximately 100 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).

	SITE/0006/GLDE, SHLAAGE006: Trizancia House, Thomson House and 72 (Woodstead House), Chertsey Road, Woking, GU21 5BJ 0.23 hectare site for mixed-use development comprising residential dwellings including Affordable Housing and offices								
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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 50 dwellings (SHLAA, 2014).  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.  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)			
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.			

	HLAAGE006: Trizancia House, Thoms					
	open space for informal and/or formal recreation?  Would the development of the site / policy option:					
flooding and harm from flooding on public well-being, the economy and the environment	<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> </ul>	the floodplain against the advice of the Environment Agency.				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, antisocial behaviour and number of benefit claimants.  Source: Woking Service & Performance Plan 2013-14  Trends: Number of people claiming Job Seekers Allowance decreased	+	+	+	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.
		between 2010-2014. Total number of people				Optimising/mitigating measures:  • Design of the scheme to seek to design out crime

	HLAAGE006: Trizancia House, Thoms					
0.23 Hectare Site 10	r mixed-use development comprising	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.	July Al	Tordable	Housii	and reduce the fear of crime. For example, designing in natural surveillance
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?	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) O-6 minutes to nearest railway station G-10 minute walk to a primary school G-10 minute walk to a secondary school 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. The development would help to support existing services and facilities in the community.  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.
6. Make the best use	Would the development of the site / policy	tives: protecting and enhancin Targets: 70% of new	g our nate +	ural, built a	and histor +	Site is an existing brownfield site and it is also currently
of previously	option:	residential development to	₹	т	T	underused. Development would encourage efficient use of

	SHLAAGE006: Trizancia House, Thomsor mixed-use development comprising i					
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.  Trends: since 2010, the target is being met and	duling A	Toruzbie	riousii	underutilised 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 designation?  help to improve air quality?  support specific actions in designated AQMAs?  avoid an increase in congestion which may cause pollution from traffic?  ensure people are not exposed to greater levels of noise?  ensure people are not exposed to light pollution?	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	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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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	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:	Targets: maintain and enhance biodiversity.	0	0	0	Previously developed site, no known ecological designations.

	HLAAGE006: Trizancia House, Thomso					
0.23 hectare site fo	r mixed-use development comprising i		uding A	ffordable	<u>Housi</u>	
	<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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	populations.  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	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.

	HLAAGE006: Trizancia House, Thomser mixed-use development comprising					
0.23 nectare site to	r mixed-use development comprising	archaeological potential without prior assessment.	uaing A	Тогааріе	Housir	ng and offices
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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or offsite 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?  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	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).  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	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?	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

	HLAAGE006: Trizancia House, Thoms					
0.23 nectare site io	* support use of materials and aggregates from nearby sources?     * support lifestyles compatible with the objectives of sustainability?     * provide land for allotments?	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	uding A	Tordable	Housii	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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.  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	Would the development of the site / policy option:	decrease in waste going to landfill.  Targets: achieve at least 'good' status in all water	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 of the Code for
of the region's rivers and groundwater, and manage water resources sustainably	<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 resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	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.				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	Would the development of the site / policy option:     reduce the need to travel, particularly by car/van/lorry?     reduce the need for car ownership?	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.

	HLAAGE006: Trizancia House, Thoms					
	r mixed-use development comprising i		uding A	ffordable	Housin	g and offices
existing transport infrastructure	<ul> <li>mixed-use development comprising in 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.  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 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 proportion of new residential development within 30 minutes public	uding A	ffordable	Housin	ng and offices
		transport time of key				
	Farmania al	services.			-4:4:	
40 Maintai III I		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	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?	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012)	++	++	++	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.
	<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				

	HLAAGE006: Trizancia House, Thoms					
0.23 hectare site to	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	uding A	Tordable	Housi	ng and offices
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?	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.

SITE/0006/GLDE, SHLAAGE006: Trizancia House, Thomson House and 72 (Woodstead House), Chertsey Road, Woking, GU21 5BJ 0.23 hectare site for mixed-use development comprising residential dwellings including Affordable Housing and offices							
	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; Redevelopment would lead to remediation of any potential contamination of land. 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 Economic Impacts & Issues	ummary of 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;						

#### 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;
- Redevelopment unlikely to have a significant impact on the Basingstoke Canal Conservation Area however design of development to have regard to it and its setting;
- Undertake feasibility study for connection to CHP network.
- All housing development are require to make contribution to avoid harm to the SPA.
- Opportunity for remediation measures for potential contamination from historic uses
- 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

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	lobjectives: supporting strong	, vibrant a	ind healthy	communitie /	es e
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 24 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.

	HLAAGE033 Land to the rear of Waitro r residential development including Af					
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	open space for informal 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 3a and 3b?	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.
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, antisocial 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	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.  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

SITE/0033/GLDF S	HLAAGE033 Land to the rear of Waitro	se Supermarket, Bampto	n Wav	Woking	GU21 3LF	
			ni way,	g,	COLIGE	
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?	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. Source: Core Strategy Policy CS18  Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within:  Goldsworth Park Local Centre Within 0-10 minutes walk of Woking Town Centre G-10 minute walk to a primary school 11-15 minute walk to a secondary school O-5 minutes walk to a GP  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.
	Environmental chi	ectives: protecting and enhance	oing our p	otural bui	lt and historia	onvironment
6. Make the best use	Would the development of the site / policy	Targets: 70% of new		0		The impacts are predicted to be neutral.
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> </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				Optimising/mitigation measures: A tree survey should be undertaken to assess the value of them. Design should seek to retain existing trees where possible.
	support the restoration of vacant /	areas. Source: Core				

	contaminated land?	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	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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?	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;	-	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. 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.

	r residential development including Af  • avoid the impact of light on habitats?	majority of SNCIs stable				Contribution towards SANG and SAMM
	<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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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.
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy from low and zero	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through	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 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 significantly increase as a result of the development.

SITE/0033/GLDE, SI	HLAAGE033 Land to the rear of Waitro r residential development including Af	se Supermarket, Bampto	n Way,	Woking,	GU21 3LE	
carbon technologies and renewable sources – and adapt to its impacts	design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or offsite 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?  • 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	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.				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 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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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 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

	HLAAGE033 Land to the rear of Waitro		n Way,	Woking,	GU21 3LE	
0.15 hectare site fo	r residential development including Af	Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.  Trends: increase in recycling and composting; decrease in waste going to landfill.  Targets: achieve at least	0	0	0	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.  Planning policy requirements should ensure the development
improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	rargets: 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 Level 5 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 safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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%	+	+	+	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.

SITE/0033/GLDE, SHLAAGE033 Land to the rear of Waitrose Supermarket, Bampton Way, Woking, GU21 3LE 0.15 hectare site for residential development including Affordable Housing								
0.13 nectare site to		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.						
40 Maintai III I		objectives: building a strong,						
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  • improve access to and participation in education?	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	0	0	0	No direct relevance		

	HLAAGE033 Land to the rear of Waitro		n Way,	Woking,	GU21 3LE		
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?	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 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	Positive contribution towards housing require						
Impacts & Issues	Positive impact on health and wellbeing;	•					
Summary of	Potential loss of amenity greenspace and ma	ature trees- this will need to be	e justified	•			
Environmental	Local Centre location promotes use of susta		,				
Impacts & Issues							
Summary of	Residential development in a highly sustaina	able location, will halp support	the crost	ion of suct	ainable con	amunities	
	Residential development in a nignly sustaina	ible location will nelp support	me creat	IOH OF SUST	amable con	muniues.	
Economic Impacts &							
Issues							
Summary of optimising	/mitigating measures:			<del></del>			

- nmary 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)

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

- 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 require to make 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-	Long- term 20+yrs	Comments (justification of score + cumulative effects + mitigation measures)
			" ,	20yrs	•••	
1 Drovinie z of		objectives: supporting strong				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	+	+	+	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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option: • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities?	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	+	+	+	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/0023/GLDE: P 0.28 hectare site for	art of car park at Goldsworth Park Cer r residential 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	, GU21 :	BLG		
		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	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 3a and 3b?  • resolve an existing drainage problem?	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.
4 Padua asserti	Would the development of the seite / seller	Torreta Doggan			0	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)  Indices of Description (IMD, 2010) does not identify any
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 any issues at this location.

SITE/0023/GLDE: P 0.28 hectare site fo	art of car park at Goldsworth Park Cer	ntre, Denton Way, Woking	, GU21	3LG		
exclusion	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?	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.				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	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?	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:  Within Goldsworth Park Local Centre Within 0-10 minutes walk of Woking Town Centre G-10 minute walk to a primary school 11-15 minute walk to a secondary school O-5 minutes walk to a GP Located on a bus route  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.

SITE/0023/GLDE: P 0.28 hectare site fo	art of car park at Goldsworth Park Cer or residential	ntre, Denton Way, Woking	j, GU21	3LG		
						The development would result in the loss of operational parking serving the Local Centre, reducing access to existing key services.  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.  Optimising/mitigating measures:  • Re-provision of existing car parking to serve the Local Centre, prior to development
	Environmental obj	ectives: protecting and enhan-	cing our n	ı atural, bui	It and historic	: environment
6. Make the best use of previously developed land and existing buildings	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?	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 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.

SITE/0023/GLDE: P 0.28 hectare site fo	art of car park at Goldsworth Park Cen r residential	ntre, Denton Way, Woking	j, GU21	3LG		
0.20 Hostare Site io	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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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	The impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  • avoid landtake of identified (including protected) habitats?  • avoid fragmentation, and increase connectivity, of habitats?  • avoid recreational impacts on habitats?  • avoid adverse hydrological impacts on habitats?  • avoid the impacts of vehicle emissions on habitats?  • avoid the impact of light on habitats?  • preserve and protect existing habitats?  • provide opportunities for enhancement and/or creation of biodiversity?	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 with trees on the boundary. No ecological designation  Optimising/mitigation measures: All housing allocations are required to make a contribution to avoid harm to the SPA.  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.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?	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

	improve access to the natural and	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				
		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	O			the energy and water components of Level 5 of the Code for
change – particularly	improve the energy efficiency of the	increase energy from				Sustainable Homes.
by increasing energy	building stock?	renewable sources.				
efficiency and the	help take advantage of passive solar	Source: 2009 Renewable				The site offers good accessibility to most local facilities, and
production of energy	gain through orientation?	Energy Directive and Core				should ensure emissions from private car use do not
from low and zero	<ul> <li>help minimise the use of energy through</li> </ul>	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	facilitate the generation/use of	Core Strategy Policy				runoff. This could be mitigated against through the use of
	renewable energy?	CS22.				adaptation measures (such as SuDS).
	support decentralised energy	Increase green infrastructure for				The neutral score reflects the potential increase in carbon
	generation?	adaptation purposes				emissions through private car use, and potential increase in
	support the development of on or off-	(including SUDS). Source:				surface water runoff, against the implementation of the Code
	site CHP and/or link to an existing CHP	Core Strategy Policies				for Sustainable Homes.
	facility?	CS9 & CS22.				
	support the co-ordination of green infrastructure?					Optimising/mitigating measures:
	increase the capacity of the habitat to	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
	• increase the resilience of the habitat to	increase in sustainably				infrastructure features
	climate change impacts?	constructed dwellings.				
	support the implementation of the Code					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

SITE/0023/GLDE: Part of car park at Goldsworth Park Centre, Denton Way, Woking, GU21 3LG 0.28 hectare site for residential								
	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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved	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 5 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:		

	art of car park at Goldsworth Park Cer	tre, Denton Way, Woking	, GU21 :	3LG		
0.28 hectare site fo	r residential through remediation? • provide adequate wastewater and sewerage infrastructure?	Trends: river quality in the 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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 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.
	Fconomic	objectives: building a strong,	responsiv	e and con	nnetitive ecor	nomv
16. Maintain high and	Would the development of the site / policy	Targets: increase	0	0	0	No direct relevance
stable levels of employment and productivity, and encourage high	option:  • encourage diversity and quality of employment in the Borough?  • encourage provision of jobs accessible	employment provision and job opportunities; increase access to and participation in education.	Ū			THO UNCOLLOG VALUE

SITE/0023/GLDE: P 0.28 hectare site fo	art of car park at Goldsworth Park Cen	tre, Denton Way, Woking	, GU21 :	BLG		
quality, low impact development and education for all	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?  improve 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 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	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?	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

0.28 hectare site for						
	(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 Summary of optimising						

Summary of optimising/mitigating measures:

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 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
- Re-provision of existing car parking to serve the Local Centre, prior to development

•

- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;
- Tree survey to be undertaken should redevelopment propose the loss of any trees. Design should seek to retain existing trees where possible.
- All housing allocations 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 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 the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features

	SITE/0026/GLDE, SHLAAGE026: The Cornerstone, The Broadway and Elizabeth House, Duke Street, GU21 5AS 0.23 hectare site for mixed-use development to comprise of residential including Affordable Housing and offices							
0.23 hectare site fo	r mixed-use development to comprise  Decision-making criteria	e of residential including a lindicators and targets	Affordab Short- term 0- 5yrs	Mediu Mediu m- term 5-	Long -term 20+yr s	Comments (justification of score + cumulative effects + mitigation measures)		
				20yrs				
4 D		bjectives: supporting strong, v						
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 46 dwellings (SHLAA, 2014).  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.  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)		
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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	+	+	+	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.		

	HLAAGE026: The Cornerstone, The Bi r mixed-use development to comprise					
0.23 Hectare Site 10	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.	Anordal	ile nous	ing and	Offices
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 3a and 3b?  • resolve an existing drainage problem?	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 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)
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 any issues at this location.

	HLAAGE026: The Cornerstone, The Bi r mixed-use development to comprise					
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.				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	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?	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 O-6 minutes to nearest railway station G-10 minute walk to a primary school 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.

	HLAAGE026: The Cornerstone, The Br					
0.23 hectare site fo	r mixed-use development to comprise	e of residential including	Affordal	ole Hous	ing and	offices  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.
		tives: protecting and enhancing	ng our nat	tural, built	and histo	
6. Make the best use of previously developed land and existing buildings	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?	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. Offices are currently underused. Development will maximise the efficient use of the site.
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	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.

	HLAAGE026: The Cornerstone, The Br					
8. Reduce land contamination and safeguard agricultural soil quality	r mixed-use development to comprise Would the development of the site / policy option: • avoid development on Agricultural Land classed as Grade 1, 2 or 3a? • support the remediation of contaminated land? • reduce the risk of creating further contamination?	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.	Affordal 0	ole Hous 0	o	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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 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.

	HLAAGE026: The Cornerstone, The Br					
0.23 hectare site fo	r mixed-use development to comprise		Affordat	ole Hous	ing and	offices
		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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  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	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).  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 any non-

	HLAAGE026: The Cornerstone, The Br					
0.23 nectare site io	r mixed-use development to comprise	or residential including	Allordai	Jie Hous	ing and	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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater	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

	HLAAGE026: The Cornerstone, The Br					
	r mixed-use development to comprise treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?  Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public	homes. Source: Core 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				
	<ul> <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. 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 services.				
		ojectives: building a strong, re	sponsive	and comp	etitive ec	
16. Maintain high and stable levels of	Would the development of the site / policy option:	Targets: increase employment provision and	++	++	++	The site is currently offices but the buildings are dated and underused. A mixed-use development on this site will bring

	SITE/0026/GLDE, SHLAAGE026: The Cornerstone, The Broadway and Elizabeth House, Duke Street, GU21 5AS							
	mixed-use development to comprise		Affordab	le Housi	ng and			
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. 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).	ATTOT GAL	ie nousi	ng and	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	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	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.		

	SHLAAGE026: The Cornerstone, The Broadway and Elizabeth House, Duke Street, GU21 5AS or mixed-use development to comprise of residential including Affordable Housing and offices						
0.23 Hectare site it	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 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; Site lies within district heating connection zone, promoting use of renewable energy infrastructure.  Site lies adjacent the conservation area. Existing building has little architectural merit, therefore redevelopment offers the potential for enhancement of the surrounding area.						
Summary of Economic Impacts & Issues	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; Development would support and enhance the economy of the Town Centre.						

## 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 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 are require to make contribution to avoid harm to the SPA.
- Design of development to have regard to adjacent Woking Town Centre Conservation Area and its setting;
- Undertake feasibility 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 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
- Design of development should facilitate the reduction of waste and the recycling and composting of the waste produced

SITE/0026/GLDE, SHLAAGE026: The Cornerstone, The Broadway and Elizabeth House, Duke Street, GU21 5AS 0.23 hectare site for mixed-use development to comprise of residential including Affordable Housing and offices
 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-	Long -term 20+yr s	comments (justification of score + cumulative effects + mitigation measures)
				20yrs		
	Social o	bjectives: supporting strong, v				ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 200 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option:  • support the provision of key health services?  • help improve the health of the community e.g. encourage healthy lifestyles?  • reduce health inequalities?	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.  Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	HLAAGE029: 2-24 Commercial Way ar r mixed-use development scheme to c				ble Hou	sing, retail and 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				
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 3a and 3b?  • resolve an existing drainage problem?	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. 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, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any issues at this location.

SITE/0029/GLDE, S	HLAAGE029: 2-24 Commercial Way ar	nd 13-28 High Street, Wok	ing, GU2	21 6BW		
0.45 hectare site fo	r mixed-use development scheme to c		cluding	Affordat	le Hou	sing, retail and offices.
exclusion	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?	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.				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.  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 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) O-10 minutes to Woking Railway Station G-10 minutes walk to a primary school If-20 minutes walk to a secondary school G-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 improve access to existing key

	HLAAGE029: 2-24 Commercial Way ar					
	r mixed-use development scheme to c				ole Hous	sing, 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	L tives: protecting and enhancir	i ng our nat	L tural, built a	and histor	I. ric environment
6. Make the best use of previously developed land and existing buildings	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?	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	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?  ensure people are not exposed to greater levels of noise?	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	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>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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  • avoid landtake of identified (including protected) habitats?  • avoid fragmentation, and increase connectivity, of habitats?  • avoid recreational impacts on habitats?  • avoid adverse hydrological impacts on habitats?  • avoid the impacts of vehicle emissions on habitats?  • avoid the impact of light on habitats?  • preserve and protect existing habitats?  • provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?	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	-	-	-	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.

SITE/0029/GLDE, S	HLAAGE029: 2-24 Commercial Way an	nd 13-28 High Street, Wok	ing, GU	21 6BW		
0.45 hectare site fo	r mixed-use development scheme to c		cluding	Affordal	ole Hou	sing, retail and offices.
	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				
11. Reduce the	Would the development of the site / policy	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 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</li> </ul>	rargets: 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.	U			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 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.  Optimising/mitigating measures: Design of the development to have regard to incorporation of

	Sustainable 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 Doduce the	Would the development of the cite / policy	Torqueto ingresso use of	0			, ,
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:     • support a reduction in the generation of waste?     • minimise waste in the construction process?	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

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14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Would the development of the site / policy option:	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 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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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	+	+	+	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.

	HLAAGE029: 2-24 Commercial Way an					
0.45 hectare site for	mixed-use development scheme to c		cluding	Affordab	ole Hous	sing, retail and offices.
		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	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?  improve access to and participation in education?	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	++	++	++	Mixed-use development will bring forward significant commercial floorspace, and promote generation of jobs.
17. Provide a range	Would the development of the site / policy	increased by 1,100 in one year and makes up nearly 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	option:  • lead to the loss of viable employment/jobs?  • deliver sufficient employment land?	registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace;				commercial development that will make a positive contribution to the Town Centre economy.

SITE/0029/GLDE, SHLAAGE029: 2-24 Commercial Way and 13-28 High Street, Woking, GU21 6BW						
0.45 hectare site fo	mixed-use development scheme to comprise of residential including Affordable Housing, retail and offices.					
economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	• 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?  • urban 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 falling (except in Horself).					
	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	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 &	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/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
- •
- 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

## SITE/0029/GLDE, SHLAAGE029: 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.

- 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 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.

SITE/0030/GLDE, SHLAAGE030: 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. **SA Objective** Decision-making criteria Indicators and targets Short-Mediu Comments Long term -term (justification of score + cumulative effects + mitigation 20+yr 0term measures) 5yrs 5-20vrs Social objectives: supporting strong, vibrant and healthy communities 1. Provision of Would the development of the site / policy Targets: 4,964 dwellings Strategic site within the town centre. Development would sufficient housing from 2010-2027, 292 make a significant contribution to meeting overall housing option: which meets the dwellings per annum, 35% requirement, including affordable housing. It is anticipated facilitate meeting the Core Strategy needs of the allocation as a minimum? of all new homes to be that the site would yield 392 dwellings (SHLAA, 2014). community and affordable from 2010 to • provide high quality housing? A single rather than double positive is indicated in the shortwhich is at an • provide the right type and size of 2027. Source: Core Strategy term, recognising that relatively fewer dwelling completions affordable price housing to meet local need? Policies CS10 & CS12 are typically delivered during the earliest phase of provide pitches for Gypsies and Improvement to number of construction. Travellers? unfit homes. Source: • support the delivery of extra care or Woking Housing Strategy As a previously developed site of over 15 homes and more enhanced sheltered accommodation? 2011-2016 than 1,000 square metres gross floorspace, over 0.5 ha site support the provision of affordable 24 Gypsy and Traveller area, within public ownership, 50% affordable housing housing? pitches from 2012-2027. provision would be required. • support the provision of Lifetime Homes +9 pitches from 2027to meet identified needs? 2040. Source: Gypsy & Optimising/mitigating measures: provide appropriate properties for a Traveller Accommodation Site to provide high quality homes that meet the change demographic profile? Assessment 2012 construction and design standards set out in the Core Strategy and relevant SPDs Trends: housing Affordable housing to be provided on site in line with completions beginning to policy CS12. If this can not be achieved then rise to pre-2010 levels evidence will need to be submitted to support (upward trend). otherwise Affordable housing target Provide a mix of dwellings types and sizes to not being met (downward address the nature of local needs as evidenced in trend). latest SHMA (Policy CS11) Number of households on Housing Register high but decreasing. Targets: increased life 2. Facilitate the Would the development of the site / policy + Development will bring about positive impact on health and improved health and expectancy and proportion wellbeing via providing decent homes. option: wellbeing of the of people describing their • support the provision of key health population and health as good. Increased Development will encourage healthy lifestyles where services? participation in health and residential is close to services and facilities within the centre. reduce inequalities in • help improve the health of the health exercise activities. community e.g. encourage healthy Source: Woking Service lifestyles? There is an extant permission to deliver a new medical

	SITE/0030/GLDE, SHLAAGE030: 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								
	uding a new energy centre and highwa								
Intrastructure inclu	reduce health inequalities?     improve accessibility to leisure and open space for informal and/or formal recreation?	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.	provision	or pub	ic oper	centre that will allow for improved access to public medical facility for local residents.  Optimising/mitigating measures:  • 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			
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 3a and 3b?  • resolve an existing drainage problem?	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.  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			
Reduce poverty, crime and social exclusion	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, antisocial 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 overall have a neutral impact on this objective, the development is a			

	HLAAGE030: Victoria Square Develop					ling Afferdable Hausing and ange and
	uding a new energy centre and highwa					ling Affordable Housing, open space and
	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.				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.  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.  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 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 O-10 minutes to nearest railway station 11-15 minutes walk to a primary school 21-25 minutes walk to a secondary school G-10 minutes walk to a GP O-6 minutes to nearest railway station  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.

	HLAAGE030: Victoria Square Develop					ling Affordable Housing, open space and
	uding a new energy centre and highwa					
					•	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.
	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	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?	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	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?	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:

	SHLAAGE030: Victoria Square Develop					ling Affordable Housing, open space and
	uding a new energy centre and highwa					
	<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.				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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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	The impact are predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  avoid land take of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Large Town Centre site, mainly previously developed land with small pockets of amenity greenspace with some mature trees. No known ecological designations.  Optimising/mitigating measures: The loss of amenity greenspace will need to be justified.  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.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a	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	The loss of amenity greenspace will need to be justified  Development of this site will not have any direct adverse impacts on heritage assets.

	HLAAGE030: Victoria Square Develop					
						ling Affordable Housing, open space and
	heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural 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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or offsite 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?	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);	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 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).  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

	HLAAGE030: Victoria Square Develop					
	r mixed-use redevelopment  to compri uding a new energy centre and highwa					ding Affordable Housing, open space and
mirastructure mete	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	increase in sustainably constructed dwellings.	JOVISIO	Тог рад	ПС ОРЕ	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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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

	HLAAGE030: Victoria Square Developi					
						ing Affordable Housing, open space and
infrastructure inclu	iding a new energy centre and highwa		provision	າ of pub	lic oper	
		Plan 2011.  Trends: increase in recycling and composting; decrease in waste going to landfill.				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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 Level 4 or 5 of the Code for Sustainable Homes or BREEAM 'very good' 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 wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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	+	+	+	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.

0.76 hectare site fo	HLAAGE030: Victoria Square Develop r mixed-use redevelopment to compri uding a new energy centre and highwa	se retail, hotel, medical/o	ffices, r	esidentia	al includ	ling Affordable Housing, open space and
		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	Would the development of the site / policy	bjectives: building a strong, re Targets: increase	sponsive ++	and comp	++	Strategic site that can deliver a significant mixed-use
stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  improve access to and participation in education?	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				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.

mmastructure more	uding a new energy centre and highwa		1013101	i oi pub	nc oper	i Space.
		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	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?	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).	++	++	++	Mixed-use development would bring forward commercial development, including retail, community facility, open space and leisure.
Cummany of Coolel	Cignificant positive contribution towards how		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 Impacts & Issues	Efficient use of brownfield land; Town Centre location promotes use of susta Site lies within district heating connection zo	inable modes of travel; ne, promoting use of renewab				
Summary of Economic Impacts & Issues	Significant commercial development of the s Significant commercial development of the s Development would support and enhance the	ite would provide for the need	s of busir	iccessible ness in urb	to local r oan areas	residents; s;

SITE/0030/GLDE, SHLAAGE030: 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

	SITE/0031/GLDE, SHLAAGE031: 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.										
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	ies					
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 149 dwellings (SHLAA, 2014).  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.  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)					
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option: • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities?	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.					

SITE/0031/GLDE, SHLAAGE031: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN										
0.58 hectare site fo	r mixed-use development to comprise	residential including Affo	ordable	Housing	, offices	and retail.				
	improve accessibility to leisure and 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	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 3a and 3b?  • resolve an existing drainage problem?	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 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,	Would the development of the site / policy	Targets: Decrease	+	+	+					

	HLAAGE031: 1-12 High Street and 26-					
	r mixed-use development to comprise		rdable F	lousing,	offices	
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, antisocial 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.				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 and 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 and reduce the fear of crime. For example, designing in natural surveillance
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?	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) O-10 minutes to Woking Railway Station G-10 minutes walk to a primary school If-20 minutes walk to a secondary school G-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.

	HLAAGE031: 1-12 High Street and 26-				- (()	
U.58 nectare site fo	r mixed-use development to comprise	residential including Affo	ordable	Housing	, offices	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	ctives: protecting and enhancir	ng our nat	ural, built a	and histor	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	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 optimise use of sustainable transport.

SITE/0031/GLDE, SHLAAGE031: 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.									
0.56 nectare site io	mixed-use development to comprise	an issue in the Borough.	labie	nousing,	, office:	s and retail.			
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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.			

SITE/0031/GLDE, SHLAAGE031: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN									
0.58 hectare site fo	r mixed-use development to comprise		ordable	Housing,	offices	s and retail.			
		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 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 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 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			

SITE/0031/GLDE, SHLAAGE031: 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.										
0.58 nectare site for	mixed-use development to comprise	residential including Aff	огдаріе	Housing,	, offices	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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:	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				

SITE/0031/GLDE, SHLAAGE031: 1-12 High Street and 26-34 Commercial Way, Woking, GU21 6EN									
	mixed-use development to comprise	residential including Affo	rdable	Housing,	, offices				
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. Source: Core Strategy Policy CS22.  Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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	ojectives: building a strong, re	sponsive	and comp	etitive ec	conomy			

	HLAAGE031: 1-12 High Street and 26-3				offices	and ratail
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	mixed-use development to comprise  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?  • improve access to and participation in education?	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 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	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?	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.

SITE/0031/GLDE, SHLAAGE031: 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.								
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).						
		Overall Conclus	ions					
Summary of Social	Positive contribution towards housing require	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			infrastruc	ture.			
	Redevelopment would lead to remediation o							
Summary of	Commercial development of the site would e				idents;			
Economic Impacts &	Commercial development of the site would provide for the needs of business in urban areas;							
Issues	Development would support and enhance the	e economy of the Town Centre.						

### 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 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
- •
- 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
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;
- All new housing development required to make contribution to avoid harm to the SPA
- 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
- · 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
- Remediation of any potential contamination of land.

# SITE/0031/GLDE, SHLAAGE031: 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.

- Design of development to have regard to Woking Town Centre Conservation Area to listed buildings within the site boundary and in the vicinity.
- Redevelopment to meet all relevant sustainable construction and design standards set out in the Core Strategy and SPDs

SITE/0084/GLDE, SHLAAGE070: 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 comprises of community, leisure, offices and residential including Affordable Housing. **Decision-making criteria SA Objective** Indicators and targets Short-Mediu Comments Lona (justification of score + cumulative effects + mitigation term m--term 20+yr 0term measures) 5yrs 5s 20yrs Social objectives: supporting strong, vibrant and healthy communities Targets: 4,964 dwellings 1. Provision of Would the development of the site / policy Development would contribute to meeting overall housing sufficient housing from 2010-2027. 292 requirement, including affordable housing. It is anticipated option: which meets the dwellings per annum. 35% that the site would yield 67 dwellings (SHLAA, 2014). facilitate meeting the Core Strategy needs of the of all new homes to be allocation as a minimum? community and affordable from 2010 to As a previously developed site of over 15 homes and more • provide high quality housing? which is at an 2027. than 1,000 square metres gross floorspace, over 0.5 ha site • provide the right type and size of Source: Core Strategy area, and partially within public ownership, 50% affordable affordable price housing to meet local need? Policies CS10 & CS12 housing provision would be required. provide pitches for Gypsies and Improvement to number of Travellers? unfit homes. Source: Optimising/mitigating measures: • support the delivery of extra care or Woking Housing Strategy Affordable housing to be provided on site in line with enhanced sheltered accommodation? 2011-2016 policy CS12. If this can not be achieved then • support the provision of affordable 24 Gypsy and Traveller evidence will need to be submitted to support housing? pitches from 2012-2027, otherwise • support the provision of Lifetime Homes +9 pitches from 2027-Site to provide high quality homes that meet the to meet identified needs? 2040. Source: Gypsy & construction and design standards set out in the provide appropriate properties for a Traveller Accommodation change demographic profile? Core Strategy and relevant SPDs Assessment 2012 Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in Trends: housing latest SHMA (Policy CS11) 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 Targets: increased life Development will bring about positive impact on health and Would the development of the site / policy + improved health and expectancy and proportion wellbeing via providing decent homes. option: wellbeing of the • support the provision of key health of people describing their population and services? health as good. Increased Development will encourage healthy lifestyles where residential is close to services and facilities within the centre. reduce inequalities in participation in health and • help improve the health of the health exercise activities. community e.g. encourage healthy Source: Woking Service lifestyles? and Performance Plan • reduce health inequalities?

SITE/0084/GLDE, SHLAAGE070: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ									
	r mixed-use development to comprise:	s of community, leisure,	offices a	and resid	dential i	ncluding Affordable Housing.			
	improve accessibility to leisure and 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	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 3a and 3b?  • resolve an existing drainage problem?	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 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)			

	SITE/0084/GLDE, SHLAAGE070: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ										
	r mixed-use development to comprise	s of community, leisure.	offices a	and resid	dential i	ncluding Affordable Housing.					
4. Reduce poverty, crime and social exclusion	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	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, retail, leisure). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.  Community provision could potentially take the form of reprovision of conference facilities.  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	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?	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) O-10 minutes to Woking Railway Station G-10 minutes walk to a primary school If-20 minutes walk to a secondary school G-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					

SITE/0084/GLDE, S Woking, GU21 5AJ	SITE/0084/GLDE, SHLAAGE070: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ							
	r mixed-use development to comprise	s of community, leisure.	offices	and resid	dential i	ncluding Affordable Housing.		
		,				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 object	tives: protecting and enhancir	ng our na	tural, built	and histo			
6. Make the best use of previously developed land and existing buildings	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?	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.		
7. Minimise air, light	Would the development of the site / policy	Trends: since 2010, the target is being met and exceeded.  Targets: improve air	0	0	0	Town Centre location of this site promotes sustainable		
and noise pollution	option: • affect an existing AQMA or lead to its designation?	quality. Source: Air Quality Progress Report 2014 Maintain low levels of light	_			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		

SITE/0084/GLDE, S Woking, GU21 5AJ		Amusements Ltd, H.G. V	Vells Co	nference	Centre	, The Rat and Parrot PH, 48-58 Chertsey Road,
0.69 hectare site fo	or mixed-use development to comprise	s of community, leisure,	offices	and resid	dential i	including 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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	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	Would the development of the site / policy option:	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 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, SHLAAGE070: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road, Woking, GU21 5AJ								
	r mixed-use development to comprises	s of community, leisure.	offices	and resid	dential i	ncluding Affordable Housing.			
cultural assets and landscapes of Woking	conserve and/or enhance heritage assets and their settings?     lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?     conserve and/or enhance cultural assets?     improve access to the natural and historic environment and cultural assets?	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.	Ollices	and resid		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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or off-site CHP and/or link to an existing CHP facility?	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.			

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0.69 hectare site fo	r mixed-use development to comprise	s of community, leisure,	offices	and resid	dential i	including Affordable Housing.			
	support the co-ordination of green 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	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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:     support a reduction in the generation of waste?     minimise waste in the construction process?	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 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			

SITE/0084/GLDE, S Woking, GU21 5AJ	SITE/0084/GLDE, SHLAAGE070: The Big Apple American Amusements Ltd, H.G. Wells Conference Centre, The Rat and Parrot PH, 48-58 Chertsey Road,								
	r mixed-use development to comprise:	s of community, leisure.	offices	and resid	dential i	ncluding Affordable 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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 Level 4 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential development 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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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, SHLAAGE070: 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 comprises of 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							
	Economic of	services.  pjectives: building a strong, re	cnoncivo	and comp	otitivo oc	onomy.			
16. Maintain high and	Would the development of the site / policy	Targets: increase	sponsive +	+	+	Mixed-use development will bring forward commercial use,			
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>	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	+	+	+	and promote generation of jobs.			

SITE/0084/GLDE, S Woking, GU21 5AJ	HLAAGE070: The Big Apple American	Amusements Ltd, H.G. V	/ells Co	nference	Centre	e, The Rat and Parrot PH, 48-58 Chertsey Road,	
0.69 hectare site fo	r mixed-use development to comprise	s of community, leisure,	offices	and resid	dential i	including Affordable Housing.	
17. Provide a range of commercial	Would the development of the site / policy option:	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;	+	+	+	Mixed-use development would bring forward commercial development.	
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. 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 Conc	lusions				
Summary of Social Impacts & Issues	Positive contribution towards housing requir Positive impact on health and wellbeing;	ement;					
Summary of Environmental Impacts & Issues Summary of	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.						
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.						

## SITE/0084/GLDE, SHLAAGE070: 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 comprises of 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

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- 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	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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 14 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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

	HLAAGE028: King's Court, Church Str			1. 11 .		-10
	Would the development of the site / policy open space for informal 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 3a and 3b?  • resolve an existing drainage problem?			0	ng and	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 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, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any issues at this location.

	HLAAGE028: King's Court, Church Str					
	HLAAGE028: King's Court, Church Strr mixed-use development to comprise  • 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?	of residential including A 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		e Housi	ng and	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	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?	and Council are dealing with anti-social behaviour 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) 400-800m access by foot to nearest 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  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/0028/GLDE, SHLAAGE028: King's Court, Church Street East, Woking, GU21 6HA								
0.14 hectare site fo	r mixed-use development to comprise	of residential including A	Affordab	le Housii	ng and	The development would provide access to additional employment (offices)  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	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?	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.	g our nat +	ural, built a	+	Site is an existing brownfield site. Development will maximise the efficient use of land.			
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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			

	HLAAGE028: King's Court, Church Str			la llauai:		off:
quality	mixed-use development to comprise     support the remediation of contaminated land?     reduce the risk of creating further contamination?	Source: NPPF.  Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	мтогдар	ie Housii	ng and	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:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.

	HLAAGE028: King's Court, Church Str					
	r mixed-use development to comprise			le Housi	ng and	offices
		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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or offsite 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?  • 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	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).  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 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

	HLAAGE028: King's Court, Church Str r mixed-use development to comprise			le Housi	ng and	offices
						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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,	Would the development of the site / policy option: • support the improvement of water quality?	decrease in waste going to landfill.  Targets: achieve at least 'good' status in all water bodies by 2015. Source: Water Framework	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 of the Code for Sustainable Homes and BREEAM 'very good' for any non-residential buildings over 1,000 sqm.
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> </ul>	Directive. 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).

	HLAAGE028: King's Court, Church Str					
0.14 hectare site for 15. Reduce the need to travel, encourage	mixed-use development to comprise     facilitate water quality to be achieved through remediation?     provide adequate wastewater and sewerage infrastructure?  Would the development of the site / policy entire:	of residential including A  Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.  Targets: decrease travel by car; decrease need to	.ffordab	le Housi	ng and	Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure  The site lies within Town Centre. It is close to a range of
safe, sustainable transport options and make the best use of existing transport infrastructure	option: • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 services.				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	ojectives: building a strong, re	enoncivo	and comp	etitivo co	l conomy
16 Maintain high and		Targets: building a strong, re				
16. Maintain high and stable levels of employment and	Would the development of the site / policy option: • encourage diversity and quality of	employment provision and job opportunities; increase	++	++	++	Mixed-use development will bring forward significant commercial use, and promote generation of jobs.

	HLAAGE028: King's Court, Church Str					
	mixed-use development to comprise		Affordab	le Housi	ng and	offices
productivity, and encourage high quality, low impact development and education for all	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?  improve access to and participation in education?	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 population (2012/13).		<u> </u>		
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town.	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)?	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 significant commercial development.
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);				

SITE/0028/GLDE, SHLAAGE028: King's Court, Church Street East, Woking, GU21 6HA								
0.14 hectare site for 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								
Impacts & Issues	Positive contribution towards housing requirement; 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 antimicing	ummany of ontimicina/mitigating measures:							

#### 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

All housing development are require to make contribution to avoid harm to the SPA

- 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 Basingstoke Canal Conservation Area and its setting
- 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
- Opportunity for remediation measures for potential contamination from historic uses

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	ommunit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 55 dwellings (SHLAA, 2014).  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.  Optimising/mitigating measures:  • 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  • 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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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

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	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 3a and 3b?  • resolve an existing drainage problem?		0	nent, inc	0 O	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 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, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any issues at this location.

SITE/0018/GLDE, S	HLAAGE018: 113-129 Goldsworth Roa	d, Woking, GU21 6LR				
0.3 hectare site for	mixed-use development to comprise		evelopn	nent, inc	luding	Affordable Housing
exclusion	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?	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.	·			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	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?	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 O-10 minutes to nearest railway station G-10 minutes walk to a primary school 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).

	SITE/0018/GLDE, SHLAAGE018: 113-129 Goldsworth Road, Woking, GU21 6LR 0.3 hectare site for mixed-use development to comprise of office and residential development, including Affordable Housing							
0.3 nectare site for	mixed-use development to comprise (	of office and residential d	ieveiopi	ment, inc	luaing A	Affordable Housing		
						The development would help to support existing services and facilities in the community.		
		tives: protecting and enhancin	g our na	tural, built a	and histo	ric environment		
6. Make the best use of previously developed land and existing buildings	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?	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF.	+	+	+	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 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		

	<ul> <li>mixed-use development to comprise</li> <li>reduce the risk of creating further</li> </ul>	Trends: no significant loss				remediate any potential contamination issues.
	contamination?	of agricultural land; increase in number of sites with potential land contamination.				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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.

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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>	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	o 0	O	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 infrastructure features  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	Would the development of the site / policy option:  • incorporate sustainable design and	Targets: increase use of locally produced resources. Source: Core	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.

	HLAAGE018: 113-129 Goldsworth Roa					.,,
resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	levelopr	nent, Inc	luding A	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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.  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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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 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

	HLAAGE018: 113-129 Goldsworth Roa		lavralamm		اد مائد ما	Affordable Housing
0.3 nectare site for	mixed-use development to comprise of	or office and residential d	ievelopr	nent, inc	iuaing .	wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.
16. Maintain high and	Would the development of the site / policy	bjectives: building a strong, re Targets: increase	sponsive ++	and comp	++	conomy  Mixed-use development will bring forward significant
stable levels of employment and productivity, and encourage high	option:  • encourage diversity and quality of employment in the Borough?  • encourage provision of jobs accessible	employment provision and job opportunities; increase access to and participation in education.	TT	TT	**	commercial floorspace, and promote generation of jobs.
quality, low impact	to local residents?	Source: NPPF and				

	HLAAGE018: 113-129 Goldsworth Roa					
	mixed-use development to comprise of		evelopn	nent, inc	luding A	Affordable Housing
development and education for all	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?     improve access to and participation in education?	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	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?	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	++	++	++	Mixed-use development would bring forward significant commercial development that will make a positive impact on the Town Centre economy.

SITE/0018/GLDE, SI	SITE/0018/GLDE, SHLAAGE018: 113-129 Goldsworth Road, Woking, GU21 6LR						
0.3 hectare site for	mixed-use development to comprise of office and residential development, 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	Positive contribution towards housing requirement;						
Impacts & Issues	Positive impact on health and wellbeing;						
	Loss of community facility.						
Summary of	Efficient use of brownfield land;						
Environmental	Town Centre location promotes use of sustainable modes of travel;						
Impacts & Issues	Redevelopment would lead to remediation of any potential contamination of land.						
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 Summary of optimising	Development would support and enhance the economy of the Town Centre.						

## 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 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
- 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
- •
- 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 are require to make contribution to avoid harm to the SPA.
- Undertake feasibility study for connection to CHP network.
- Commercial uses on the lower floor
- Remediation of any potential contamination of land from historic use of the site
- Re-provision of existing commercial uses or justification for any loss.
- 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		communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
2. Facilitate the	Would the development of the cite / policy	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		Development would to some extent engage health
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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 health lifestyles through location of work place in location close to services and facilities within the centre and accessible be bicycle and walking, however overall a neutral effect in term of this objective.

SITE/0060/GLDE, S	HLAA n/a: Griffin House, West Street,	Woking, GU21 6BS				
3. Reduce vulnerability to flooding and harm from flooding on	open space for informal 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	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	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.
public well-being, the economy and the environment  4. Reduce poverty, crime and social	3b or areas of known pluvial flooding)?     • reduce flood risk to the development and to adjacent development?     • avoid an adverse impact on flood zones 3a and 3b?     • resolve an existing drainage problem?  Would the development of the site / policy option:	Agency.  Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any issues at this location.
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</li> </ul>	social behaviour and number of benefit claimants. Source: Woking Service & Performance Plan 2013-14				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.
	infrastructure to support communities?	Trends: Number of people claiming Job Seekers Allowance decreased between 2010-2014. Total number of people				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

	HLAA n/a: Griffin House, West Street,	Woking, GU21 6BS				
0.1 hectare site for						
		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	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?	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 O-10 minutes to nearest railway station G-10 minutes walk to a primary school If-20 minutes walk to a secondary school G-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 obiec	tives: protecting and enhancir	ng our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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	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.

	SHLAA n/a: Griffin House, West Street,	Woking, GU21 6BS				
0.1 hectare site for				_		
	<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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  • avoid landtake of identified (including protected) habitats?  • avoid fragmentation, and increase connectivity, of habitats?  • avoid recreational impacts on habitats?	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/GLDF S	SHLAA n/a: Griffin House, West Street,	Woking, GU21 6BS				
0.1 hectare site for						
	<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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.	-	-	-	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'.

SITE/0060/GLDE, S	HLAA n/a: Griffin House, West Street,	Woking, GU21 6BS				
0.1 hectare site for						
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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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.

SITE/0060/GLDE, S 0.1 hectare site for	HLAA n/a: Griffin House, West Street, offices	Woking, GU21 6BS				
		produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing	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	HLAA n/a: Griffin House, West Street, V	Woking, GU21 6BS				
0.1 hectare site for		3.				
	public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 of	ojectives: building a strong, re	sponsive	and comp	etitive ec	conomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	+	+	+	Development would bring forward commercial use and
stable levels of employment and productivity, and	option:  • encourage diversity and quality of employment in the Borough?	employment provision and job opportunities; increase access to and				promote generation of jobs.
encourage high quality, low impact development and	<ul> <li>encourage provision of jobs accessible to local residents?</li> <li>enable local people to work near their</li> </ul>	participation in education. Source: NPPF and Woking Economic				
education for all	homes?  • ensure the timely provision of infrastructure?	Development Strategy (2012)				
	support the implementation of BREEAM?     support a better match between education and local employment opportunities?     improve access to and participation in	Trends: gradually increasing economically active population (51,800 in 2012/13 from 51,000 in 2011/12); steady supply of 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				

SITE/0060/GLDE. S	HLAA n/a: Griffin House, West Street, \	Noking, GU21 6BS				
0.1 hectare site for						
		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	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?	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 Conc				
Summary of Social Impacts & Issues	The location of employment use in sustainab	ole location create sustainable	commur	nities and l	festyles	
Summary of	Efficient use of brownfield land:					
Environmental	Town Centre location promotes use of susta	inable modes of travel:				
LIMITOTITIETILAI	Trown Centre location promotes use of susta	inabie modes di liavei,				

SITE/0060/GLDE, S	SITE/0060/GLDE, SHLAA n/a: 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:

- 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 listed buildings and their setting
- Undertake feasibility 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
- •
- 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

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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	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	Would the development of the site / policy option: • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles?	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	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.

	HLAA n/a: Concorde House, 165 Churc	ch Street East, Woking, G	U21 6H	J		
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment		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.  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	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?	Targets: Decrease deprivation, crime, antisocial 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.  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 and reduce the fear of crime. For example, designing in natural surveillance

SITE/0063/GLDE. S	HLAA n/a: Concorde House, 165 Chure	ch Street East, Woking, G	U21 6H	J		
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?	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. 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 400-800m access by foot to nearest centre (suitable walking distance) O-10 minutes to nearest railway station G-10 minutes walk to a primary school 21-25 minutes walk to a secondary school G-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.
						facilities in the community.
		tives: protecting and enhancing	g our nat	ural, built a	and histor	
6. Make the best use of previously developed land and existing buildings	Would the development of the site / policy option:  support the use of and remediation of previously developed land?  support higher density development	Targets: 70% of new residential development to be on previously developed land between 2010 and 2027. Source:	+	+	+	Site is an existing brownfield site. Development will maximise the efficient use of previously developed land.

	HLAA n/a: Concorde House, 165 Churc	ch Street East, Woking, G	U21 6H	J		
0.1 hectare site for						
	<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>	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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 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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:	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:

SITE/0063/GLDE, S	HLAA n/a: Concorde House, 165 Churc	ch Street East, Woking, G	U21 6H	J		
0.1 hectare site for		,				
	connectivity, of habitats?  • avoid recreational impacts on habitats?  • avoid adverse hydrological impacts on habitats?  • avoid the impacts of vehicle emissions on habitats?  • avoid the impact of light on habitats?  • preserve and protect existing habitats?  • provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.	-	-	-	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

SITE/0063/GLDE, S	HLAA n/a: Concorde House, 165 Churc	ch Street East, Woking, G	U21 6H	J		
0.1 hectare site for	offices					
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	option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  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	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.				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.  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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	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/0063/GLDE, S 0.1 hectare site for	HLAA n/a: Concorde House, 165 Chure r offices	ch Street East, Woking, G	U21 6H	J		
		dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport	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	HLAA n/a: Concorde House, 165 Churc	ch Street East, Woking, G	U21 6H	J		
0.1 hectare site for		on on our Edon, Working, e	.021 011			
3	network?	Plan 2011 & Core				
	be accommodated within the existing	Strategy Policy CS18.				
	public transport constraints?	Circlegy 1 only 00 10.				
	lead to development within a main town,	Trends: proportion of				
	district or local centre?	people travelling to work				
		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.?	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 ed	conomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	+	+	+	Development would bring forward commercial use and
stable levels of	option:	employment provision and				promote generation of jobs.
employment and	encourage diversity and quality of	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	enable local people to work near their	Woking Economic				
education for all	homes?	Development Strategy				
	ensure the timely provision of	(2012)				
	infrastructure?	`				
	support the implementation of	Trends: gradually				
	BREEAM?	increasing economically				
	support a better match between	active population (51,800				
	education and local employment	in 2012/13 from 51,000 in				
	opportunities?	2011/12); steady supply of				
	improve access to and participation in	jobs; decreasing number				
	education?	of unemployment benefit				
	Guddion:	claimants; increase in				
		number of apprentices;				
		numbers of unemployed				
		economically active				

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  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?	han regional and national evels. ncrease in number of people with NVQ2 and nigher qualifications since 2010. However, number of people with no qualifications has ncreased 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 yacant retail, commercial and industrial floorspace; mprove quality of office space. Source: Economic Development Strategy 2012	+	+	+	Provision of additional commercial floorspace to enhance th town centre economy.
Tr. 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    Now of the development of the site / policy option:	nigher 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 copulation (2012/13). Targets: increase in registered businesses; decrease in amount of yeacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy	+	+	+	· ·
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  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?	population (2012/13). Fargets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; mprove quality of office space. Source: Economic Development Strategy	+	+	+	· ·
option:  option:  lead to the loss of viable employment/jobs?  lead to the loss of viable employment/jobs?  odeliver sufficient employment land?  option:  lead to the loss of viable employment land?  odeliver sufficient employment land?  option:  lead to the loss of viable employment land?  option:  It development  option:  option:  It development  option:  option:  It development  option:  option:  It development  option:  option:	registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; mprove quality of office space. Source: Economic Development Strategy	+	+	+	· ·
	Frends: increase in no. of				
• support the vibrancy of the town, district and local centres?  but 20 lo lin (b) red de local businesses:  but 20 lo lin (b) red de local businesses:  but 20 local centres (b) local businesses:  but 20 local businesses:  but 21 local businesses:  but 21 local businesses:  but 22 local businesses:  but 21 local businesses:  but 22 local businesses:  but 22 local businesses:  but 23 local businesses:  but 24 local businesses:  but 25 local businesses:  but 26 local businesses:  but 27 local businesses:  but 27 local businesses:  but 28 local businesses:  but	VAT registered pusinesses (from 1997 to 2007 – no recent data); ow UK Competitiveness index ranking in Surrey (but performing well regionally/nationally); decrease in B1, B2 and 38 floorspace (2013); high vacancy rates for commercial and industrial loorspace (20.3% in 2013); retail vacancy rate in Town Centre continues				
to va	o increase. Retail /acancy rates in other				
	urban centres gradually alling (except in Horsell).				
	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	Development would support and enhance the economy of the Town Centre.					

## Summary of 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
- •
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use;
- Careful design of development to have regard to listed building adjacent;
- Undertake feasibility 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 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

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	communit	ies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
		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	Would the development of the site / policy 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	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.

SITE/0067/GLDE, S 0.02 hectare site for	HLAA n/a: Synergy House, 8 Church S	treet West, Woking, GU2	1 6DJ			
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	open space for informal 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 3a and 3b?  • resolve an existing drainage problem?	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.
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.  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 and reduce the fear of crime. For example, designing in natural surveillance

SITE/0067/GLDE, S	HLAA n/a: Synergy House, 8 Church S	Street West, Woking, GU2	1 6DJ			
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?	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. 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 O-10 minutes to nearest railway station 11-15 minutes walk to a primary school 21-25 minutes walk to a secondary school G-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 enhancing	g our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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	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.

	SHLAA n/a: Synergy House, 8 Church S	treet West, Woking, GU21	6DJ			
0.02 hectare site for	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?	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/M67/GI DE S	HLAA n/a: Synergy House, 8 Church S	treet West Woking GU2	1 6D I			
0.02 hectare site for		uleel west, woking, GUZ	נעט			
o.oz modure site ik	<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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.
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	option: • improve the energy efficiency of the	carbon emissions and increase energy from				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	l 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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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.

SITE/0067/GLDE, S 0.02 hectare site for	HLAA n/a: Synergy House, 8 Church S or offices	street West, Woking, GU2	1 6DJ			
0.02 Hootare site 10		produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing	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/0067/GLDE, SI	HLAA n/a: Synergy House, 8 Church S	treet West, Woking, GU2	1 6DJ			
SITE/0067/GLDE, SI 0.02 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	1 6DJ			
		transport time of key				
	Face arrived	services.			-4:4iv	
16 Maintain high and	Would the development of the site / policy	ojectives: building a strong, re Targets: increase				Development would bring forward commercial use and
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>voolid 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. 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	+	+	+	promote generation of jobs.

SITE/0067/GLDE, S	HLAA n/a: Synergy House, 8 Church St	reet West, Woking, GU21	1 6DJ			
0.02 hectare site for		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	+	+		Provision of additional commercial floorspace to enhance the
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	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?	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).		+	+	town centre economy.
Summary of Social	The location of employment use in sustainab	Overall Concl		ities and li	foetyles	
Impacts & Issues	The location of employment use in sustainab	ie iocation create sustainable	commur	iilies and li	iestyles	
Summary of	Efficient use of brownfield land;					
Environmental	Town Centre location promotes use of sustai	nable modes of travel:				
- i i vii Oi ii ii Giilai	I rown dentile location promotes use of sustai	nabie indues di liavei,				

SITE/0067/GLDE, S	SITE/0067/GLDE, SHLAA n/a: Synergy House, 8 Church Street West, Woking, GU21 6DJ					
0.02 hectare site for	0.02 hectare site for offices					
Impacts & Issues	e 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:

- 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;
- Undertake feasibility 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 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

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 of	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 125 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.

				and Bri	dge Ho	use, Goldsworth Road, Woking, GU21 6JT
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 3a and 3b?  • resolve an existing drainage problem?	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.	etail 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 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)
i. iteauce poverty,	vvodia the development of the site / policy	rargoto. Doorease	Т	I T	Т.	I male of Deprivation (IIVID, 2010) does not identify any

	HLAAGE066: 30-32, Woking Railway a mixed use development to comprise of			and Brid	dge Ho	use, Goldsworth Road, Woking, GU21 6JT
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, antisocial 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				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 and 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 and reduce the fear of crime. For example, designing in natural surveillance
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?	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:  Woking Town Centre High Accessibility zone O-10 minutes to nearest railway station 11-15 minutes walk to a primary school Ifference 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 existing site comprises a mix of commercial floorspace,

	HLAAGE066: 30-32, Woking Railway a mixed use development to comprise o			and Bri	dge Hou	use, Goldsworth Road, Woking, GU21 6JT
0.5 Hectare site for	inixed use development to comprise of	residential, office and to	stan			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.  The development would help to support existing services and facilities in the community.  The accessibility of the site's location is considered to outweigh the potential for a net reduction in employment floorspace.  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.  Optimising/mitigating measures:  • Relocation of existing community facility
	Environmental chica	tives: protecting and enhancing	a our poi	tural built	and histo	ria anvironment
6. Make the best use	Would the development of the site / policy	tives: protecting and enhancin Targets: 70% of new	g our nat	turai, built	and histo +	Comments:
of previously developed land and existing buildings	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?	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.  Optimising/mitigating measures: Remediation of land, if required.
		exceeded.				
7. Minimise air, light and noise pollution	Would the development of the site / policy option:     affect an existing AQMA or lead to its designation?	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light	0	0	0	Comments: 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

	HLAAGE066: 30-32, Woking Railway and mixed use development to comprise o			and Bri	dge Ho	use, Goldsworth Road, Woking, GU21 6JT
0.6 Hectare site for	<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.	etaii			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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	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 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	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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  Comments: 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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of open space. Source:	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.

				and Brid	dge Hou	ıse, Goldsworth Road, Woking, GU21 6JT
	mixed use development to comprise of assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?			and Brid	де нос	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 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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or off-site CHP and/or link to an existing CHP facility?  • support the co-ordination of green infrastructure?	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

	HLAAGE066: 30-32, Woking Railway a mixed use development to comprise o			and Bri	dge Ho	use, Goldsworth Road, Woking, GU21 6JT
	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	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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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.

				and Brid	dge Hou	use, Goldsworth Road, Woking, GU21 6JT
0.8 hectare site for	mixed use development to comprise o	f residential, office and re Trends: increase in recycling and composting; decrease in waste going to landfill.	etail			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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.

				and Brid	dge Hou	ıse, Goldsworth Road, Woking, GU21 6JT
0.8 hectare site for	mixed use development to comprise o	f residential, office and re	etail			
		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	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?  • improve access to and participation in education?	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	++	++	++	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.
17. Provide a range	Would the development of the site / policy	7% of the Borough's population (2012/13). Targets: increase in	++	++	++	

			nd Bridge House, Goldsworth Road, Woking, GU21 6JT
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	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?	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 seek an intensification of the commercial use plus residential use. This would significantly support the local economy and vibrancy of the Town Centre.
		Overall Conclusions	
Summary of Social Impacts & Issues	Positive contribution towards housing requir Positive impact on health and wellbeing.	ement;	
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Town Centre location promotes use of susta Site lies within district heating connection zo		frastructure.
Summary of Economic Impacts & Issues	Commercial and retail development of the s Commercial and retail development of the s Development would support and enhance the	ite would significantly encourage provision ite would significantly provide for the needs	of jobs accessible to local residents;
Summary of optimising		is come of the form control	

- 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 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 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
- 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

## SITE/0080/GLDE, SHLAAGE066: 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

- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- 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	ibrant and	d healthy o	ommunit	ies
Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	0	0	0	This development would involve no housing development and therefore would not contribute to this objective.
		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</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 health lifestyles through location of work place in location close to services and facilities within the centre and accessible be bicycle and walking, however overall a neutral effect in term of this objective.

SITE/0075/GLDE, S 0.15 hectare site fo	HLAA n/a: MVA and Select House, Vic	toria Way, Woking, GU21	6DD			
0.13 Hectare Site 10	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	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 3a and 3b?  • resolve an existing drainage problem?	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.
Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.  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 and reduce the fear of crime. For example, designing in natural surveillance

	HLAA n/a: MVA and Select House, Vict	oria Way, Woking, GU21	6DD			
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?	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. 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 O-10 minutes to nearest railway station 11-15 minutes walk to a primary school fe-20 minutes walk to a secondary school G-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 object	tives: protecting and enhancir	ng our nat	ural, built	and histo	ric environment
6. Make the best use	Would the development of the site / policy	Targets: 70% of new	+	+	+	Site is an existing brownfield site. Development will maximise
of previously developed land and existing buildings	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	residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy CS10.				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			
0.15 nectare site io	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?	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/0075/GI DE S	SHLAA n/a: MVA and Select House, Vic	toria Way Woking GU21	6DD			
0.15 hectare site fo		toria way, woking, GUZT	טטט			
	<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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.
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	option:	carbon emissions and				the energy and water components of BREEAM 'very good'.
change – particularly	improve the energy efficiency of the	increase energy from				

SITE/0075/GLDE, S	HLAA n/a: MVA and Select House, Vic	toria Way, Woking, GU21	6DD			
0.15 hectare site fo						
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. 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.

SITE/0075/GLDE, S 0.15 hectare site fo	HLAA n/a: MVA and Select House, Vic r offices	toria Way, Woking, GU21	6DD			
		produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing	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.

SITE/0075/GLDE, SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD							
0.15 hectare site for							
	public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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					
	Foonomic of	services.  pjectives: building a strong, re	ononoivo.	and samp	otitivo oo	onomy.	
16. Maintain high and	Would the development of the site / policy	Targets: increase	++	++	++	Development would bring forward significant commercial use	
stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  improve access to and participation in education?	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	***	***	***	and promote generation of jobs.	

SITE/0075/GLDF S	HLAA n/a: MVA and Select House, Vict	oria Way Woking GU21	6DD			
0.15 hectare site fo	r offices	iona way, woking, cozi	000			
o. To fleodare site to	- Cinides	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	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?	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 significant additional commercial floorspace to enhance the town centre economy.
		Overall Concl	usions			
Summary of Social	Positive impact on health and wellbeing;					
Impacts & Issues	The location of employment use in sustainal	ole location create sustainable	<u>commu</u> r	ities and I	ifestyles	
Summary of	Efficient use of brownfield land;					
Environmental	Town Centre location promotes use of susta	inable modes of travel:				

SITE/0075/GLDE, S	SITE/0075/GLDE, SHLAA n/a: MVA and Select House, Victoria Way, Woking, GU21 6DD					
0.15 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/mitigating measures:

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
- 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
- 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
- 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

	SITE/0019/GLDE, SHLAAGE076: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ 0.26 hectare site for offices and residential including Affordable Housing							
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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 14 dwellings (SHLAA, 2014).  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.  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)		
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option: • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles?	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.		

SITE/0019/GLDE, SHLAAGE076: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ							
	r offices and residential including Affo						
	reduce health inequalities?	2013-14					
	improve accessibility to leisure and						
	open space for informal and/or formal	Trends: 86.3% of people					
	recreation?	describe their health as					
	Tool Gallott.	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 advice of the Environment				impact in terms of this objective.	
from flooding on public well-being, the	risk of flooding (e.g. flood zone 3a and					Available information augments pluvial flooding in the legality	
economy and the	3b or areas of known pluvial flooding)?	Agency.				Available information suggests pluvial flooding in the locality. Core Strategy Policy CS9 (para. 5.50) requires developers to	
environment	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,	Would the development of the site / policy	Targets: Decrease	0	0	0	Indices of Deprivation (IMD, 2010) does not identify any	

	HLAAGE076: Chester House, 76-78 Ch r offices and residential including Affo		121 5BJ			
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, antisocial 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.				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	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?	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 O-6 minutes to nearest railway station G-10 minute walk to a primary school G-10 minute walk to a secondary school 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.

	HLAAGE076: Chester House, 76-78 Ch r offices and residential including Affo		J21 5BJ			
0.20 Hectare Site 10	offices and residential including And	ridable flousing				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 enhancin	a our nat	tural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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

	HLAAGE076: Chester House, 76-78 Ch		J21 5BJ			
quality	support the remediation of contaminated land?     reduce the risk of creating further contamination?					considered during any development/change of use of the site. 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	Would the development of the site / policy option:  • avoid landtake of identified (including protected) habitats?  • avoid fragmentation, and increase connectivity, of habitats?  • avoid recreational impacts on habitats?  • avoid adverse hydrological impacts on habitats?  • avoid the impacts of vehicle emissions on habitats?  • avoid the impact of light on habitats?  • preserve and protect existing habitats?  • provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.

	HLAAGE076: Chester House, 76-78 Ch		121 5BJ			
11. Reduce the	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. 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>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.				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 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

	HLAAGE076: Chester House, 76-78 Ch r offices and residential including Affo		J21 5BJ			
						Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?	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).

	HLAAGE076: Chester House, 76-78 Ch		121 5BJ			
15. Reduce the need	offices and residential including Afform         • facilitate water quality to be achieved through remediation?         • provide adequate wastewater and sewerage infrastructure?  Would the development of the site / policy	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.  Targets: decrease travel	+	+	+	Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure  Site lies within Town Centre, close to a range of services and
to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	option: • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.				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 ed	conomy
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?	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.

	HLAAGE076: Chester House, 76-78 Ch		J21 5BJ			
	<ul> <li>HLAAGE076: Chester House, 76-78 Chr offices and residential including Affer of 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>		J21 5BJ			
17. Provide a range	Would the development of the site / policy	increased by 1,100 in one year and makes up nearly 7% of the Borough's population (2012/13).  Targets: increase in	++	++	++	Development would bring forward significant additional
of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town,	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)?	registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic Development Strategy 2012				commercial floorspace that will boost the economy of the town centre.
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				

SITE/0019/GLDE, SHLAAGE076: Chester House, 76-78 Chertsey Road, Woking, GU21 5BJ								
0.26 hectare site fo	0.26 hectare site for 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 Impacts & Issues	Redevelopment contributes to the creation of sustainable communities and lifestyles.							
Summary of	Efficient use of brownfield land,							
Environmental	Redevelopment offers potential to remediate 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/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)
- 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 allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)
- Design of development to have regard to Basingstoke Canal Conservation Area and its setting
- Undertake feasibility study for connection to CHP network
- Opportunity for remediation measures for potential contamination from historic uses
- 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

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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 18 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option:     • support the provision of key health services?     • help improve the health of the community e.g. encourage healthy lifestyles?     • reduce health inequalities?	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	+	+	+	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.

	mixed-use development to comprise    improve accessibility to leisure and	2013-14				
	open space for informal and/or formal	2070 17				
	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
ulnerability to	option:	has been/is permitted in				recommended to take place and will therefore have a neutra
looding and harm	<ul> <li>result in development within an area at</li> </ul>	the floodplain against the				impact in terms of this objective.
rom flooding on	risk of flooding (e.g. flood zone 3a and	advice of the Environment				
oublic well-being, the	3b or areas of known pluvial flooding)?	Agency.				Available information suggests pluvial flooding in the locality
economy and the	<ul> <li>reduce flood risk to the development</li> </ul>					Core Strategy Policy CS9 (para. 5.50) requires developers to
environment	and to adjacent development?					work towards replicating greenfield run-off situations (e.g.
	<ul> <li>avoid an adverse impact on flood zones</li> </ul>					through minimising paved areas, keeping drains clear
	3a and 3b?					general maintenance), followed by source control measures
	<ul><li>resolve an existing drainage problem?</li></ul>					A Flood Risk Assessment will be required for developmen
						proposals within or adjacent to areas at risk of surface water
						flooding. Taking into account these measures, an overa neutral score.
						neutral score.
						Optimising/mitigating measures:
						<ul> <li>Design of the development would have to take into</li> </ul>
						account SuDS and provide suitable surface and for
						water drainage
						Flood Risk Assessment (subject to the findings of
						the forthcoming Preliminary Surface Water
						Management Plan)

	HLAAGE073: 79-87 Goldsworth Road, r mixed-use development to comprise		udina A	ffordable	a Housi	nα
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	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 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 CS18  Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within:  Woking Town Centre Within 0-10 minutes walk of Woking Railway Station 6-10 minute walk to a primary school 21-25 minute walk to a secondary school 6-10 minute 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 facilities. The need to travel to access services and facilities will be reduced.

	HLAAGE073: 79-87 Goldsworth Road,					
0.13 hectare site for	r mixed-use development to comprise	retail and residential incl	uding A	ffordable	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 object	tives: protecting and enhancing	g our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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	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?  ensure people are not exposed to greater levels of noise?  ensure people are not exposed to light pollution?	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. 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,

	HLAAGE073: 79-87 Goldsworth Road,					
o.13 hectare site for safeguard agricultural soil quality	<ul> <li>mixed-use 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	uding A	ffordable	e Housi	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	Would the development of the site / policy option:	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 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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.

	HLAAGE073: 79-87 Goldsworth Road,					
0.13 hectare site for	r mixed-use development to comprise		uding A	ffordabl	e Housi	ng
		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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or off-site 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?  • 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	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 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 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

	SITE/0087/GLDE, SHLAAGE073: 79-87 Goldsworth Road, Woking, GU21 6LJ 0.13 hectare site for mixed-use development to comprise retail and residential including Affordable Housing							
0.13 hectare site to	r mixed-use development to comprise	retail and residential incl	uding A	ttordable	e Housi	ng T		
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?	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 or 5 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).		
	facilitate water quality to be achieved through remediation?	Trends: river quality in the	_			Optimising/mitigating measures:		

	HLAAGE073: 79-87 Goldsworth Road,					
0.13 hectare site for	mixed-use development to comprise     provide adequate wastewater and sewerage infrastructure?	retail and residential incl Borough remains poor/moderate; consumption of water remains high.	uding A	ffordabl	e Housi	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 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 and reduce the need to travel.
	Economic ol	bjectives: building a strong, re	sponsive	and comp	etitive ed	
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?	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.
encourage high quality, low impact	<ul> <li>encourage provision of jobs accessible to local residents?</li> </ul>	Source: NPPF and				A mixed use development will enable local people to live

	HLAAGE073: 79-87 Goldsworth Road, r mixed-use development to comprise		udina A	ffordable	. Housi	na .
development and education for all	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?     improve access to and participation in education?	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	Погааріє	HOUSI	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. 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	+	+	+	Mixed-use development would bring forward retail development within Woking Town Centre that would support a vibrant town centre and local economy.

SITE/0087/GLDE, S	SITE/0087/GLDE, SHLAAGE073: 79-87 Goldsworth Road, Woking, GU21 6LJ						
0.13 hectare site for	0.13 hectare site for 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	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	Retail development of the site would encourage provision of jobs accessible to local residents;						
Economic Impacts &							
Issues	Existing employment/jobs could be lost.						
Summary of antimicin	a/mitigating magaures:						

- 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 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
- 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 development would have to provide suitable wastewater and sewerage infrastructure
- All housing allocations are required to make contribution to avoid harm to the SPA (CS8)
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- Further investigation into land contamination is required
- Design to have regard to locally listed assets
- 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 employment/jobs

SA Objective	or 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)
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 12 dwellings (SHLAA, 2014).  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 of over 0.5 ha site area, 40% affordable housing provision would be required.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.

	HLAAGE061: Spectrum House, 56 Gol				rdahla F	Housing
3. Reduce vulnerability to flooding and harm from flooding on	would the development of the site / policy option:  result in development within an area at risk of flooding (e.g. flood zone 3a and	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	includ 0	ing Affor	o 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.
public well-being, the economy and the environment	<ul> <li>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>	Agency.				
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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 (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

	HLAAGE061: Spectrum House, 56 Gol					
	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?				+	and reduce the fear of crime. For example, designing in natural surveillance  The site is located within:  Woking Town Centre O-10 minutes walk of Woking Railway Station G-10 minute walk to a primary school 21-25 minute walk to a secondary school G-10 minute 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 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.
					<u> </u>	,
6. Make the best use	Environmental objec Would the development of the site / policy	tives: protecting and enhancing Targets: 70% of new	ng our nat +	tural, built a	and histor	ric environment Site is an existing brownfield site and would further intensify
of previously developed land and existing buildings	<ul> <li>vouid 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>	residential development to be on previously developed land between 2010 and 2027. Source: Core Strategy Policy	+	+	+	the existing land uses. Development will maximise the efficient use of previously developed land.

	HLAAGE061: Spectrum House, 56 Golor mixed-use development to comprise				rdabla L	louging
0.76 Hectare Site 10	encourage the re-use of existing buildings?     result in the loss of greenfield land (including gardens)?     support the restoration of vacant / contaminated land?	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.	incida	IIII AIIO	dable r	iousing
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	Impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:	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

SITE/0072/GLDE. S	HLAAGE061: Spectrum House, 56 Gol	dsworth Road, Wokin, Gl	J21 6LE			
	r mixed-use development to comprise				dable H	lousing
10. Conserve and	<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 and/or creation of biodiversity?</li> <li>Would the development of the site / policy</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	_			avoid harm to the SPA.  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	option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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.	-			natural assets.  Development of this site could have a negative impact on locally listed buildings adjacent to the site. This impact could 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

SITE/0072/GLDE, SHLAAGE061: Spectrum House, 56 Goldsworth Road, Wokin, GU21 6LE 0.78 hectare site for mixed-use development to comprise of offices and residential including Affordable Housing							
			includ	ing Affor	dable H		
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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the	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	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.	

	HLAAGE061: Spectrum House, 56 Gol					
0.78 hectare site fo	r mixed-use development to comprise		includ	ing Affor	rdable F	lousing
	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	Would the development of the site / policy option:	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?	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 of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.

SITE/0072/GLDE, S	HLAAGE061: Spectrum House, 56 Gol	dsworth Road, Wokin, Gl	J21 6LE			
	HLAAGE061: Spectrum House, 56 Golr mixed-use development to comprise  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?				dable H	lousing
		services.				
		bjectives: building a strong, re		1		
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. 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. S	HLAAGE061: Spectrum House, 56 Gold	dsworth Road, Wokin, Gl	J21 6LE			
	r mixed-use development to comprise				dable H	ousing
		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	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?	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 vacancy rates in other urban centres gradually falling (except in Horsell).	+	+	+	Mixed-use development would bring forward high quality commercial development within Woking Town Centre that would support a vibrant town centre and local economy.

SITE/0072/GLDE, SHLAAGE061: Spectrum House, 56 Goldsworth Road, Wokin, GU21 6LE					
0.78 hectare site for	0.78 hectare site for 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	Summary of Commercial development of the site would encourage provision of jobs accessible to local residents;				
Economic Impacts &	conomic 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.					

- 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)
- All housing development required to make a contribution to avoid harm to the SPA (Policy CS8)
- Undertake feasibility study for connection to CHP network
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance

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- Design to have regard to locally listed assets
- Opportunities to optimise use of sustainable transport
- 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

	HLAAGE062: The Coign Church, 1-5 Cuse development to comprise of reside					
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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 78 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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

SITE/0078/GLDE, S	HLAAGE062: The Coign Church, 1-5 C	hurch Street West and 5-	19 Oaks	Road, V	Voking,	GU21 6DJ
0.4 hectare mixed ι	ise development to comprise of reside	ntial including Affordable	Housin	g and co	ommun	ity facilities
	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	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 3a and 3b?  • resolve an existing drainage problem?	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 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)

	HLAAGE062: The Coign Church, 1-5 Cuse development to comprise of reside					
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	0	0	0	Indices of Deprivation (IMD, 2010) does not identify any issues at this location.  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.  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	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?	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 O-10 minutes walk of Woking Railway Station G-10 minute walk to a primary school I6-20 minute walk to a secondary school G-10 minute 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.  Development would provide a larger church facility, it would

	HLAAGE062: The Coign Church, 1-5 C					
U.4 nectare mixed (	use development to comprise of reside	ntial including Affordable	Housir	ng and co	ommuni	therefore help to support the provision of religious cultural uses.  The development would help to support existing services and facilities in the community.
	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	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?	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. Site lies in High Density Residential Area.  Optimising/mitigating measures:
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	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	Impacts are predicted to be neutral.  Optimising/mitigating measures:

	HLAAGE062: The Coign Church, 1-5 C					
quality	support the remediation of contaminated land?     reduce the risk of creating further contamination?	ntial including Affordable Source: NPPF.  Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	Housir	ng and co	ommuni	ity facilities
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.

	HLAAGE062: The Coign Church, 1-5 C					
11. Reduce the causes of climate	Would the development of the site / policy option:	cential 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. Targets: decrease in carbon emissions and	e Housir	ng and c	ommun	The mixed use 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 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

	HLAAGE062: The Coign Church, 1-5 Cuse development to comprise of reside					
0.4 nectare mixed t	ise development to comprise or reside	Hital including Allordable	liousii	ig and co		Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:     • support the improvement of water quality?     • support the efficient use of water resources?     • operate within the existing capacities for water supply and wastewater treatment?     • prevent water resource pollution?     • facilitate water quality to be achieved	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).

	HLAAGE062: The Coign Church, 1-5 C use development to comprise of reside					
0.4 nectare mixed t	through remediation?  • provide adequate wastewater and sewerage infrastructure?	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.	Housii	ig and co		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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 forms 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	pjectives: building a strong, re	snonsiva	and comp	etitive ed	ronomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	0	0	0	
stable levels of employment and productivity, and encourage high	option:  • encourage diversity and quality of employment in the Borough?  • encourage provision of jobs accessible	employment provision and job opportunities; increase access to and participation in education.	0	0		No direct relevance

	HLAAGE062: The Coign Church, 1-5 C					
quality, low impact development and	to local residents?  • enable local people to work near their	Source: NPPF and Woking Economic	HOUSI	ig and co	ommuni	ty facilities
education for all	<ul><li>homes?</li><li>ensure the timely provision of infrastructure?</li><li>support the implementation of</li></ul>	Development Strategy (2012)  Trends: gradually				
	BREEAM?  • support a better match between education and local employment opportunities?  • improve access to and participation in education?	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;	0	0	0	No direct relevance
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> </ul>	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				
	<ul> <li>support the vibrancy of the town, district and local centres?</li> </ul>	2007 – no recent data); low UK Competitiveness Index ranking in Surrey				

SITE/0078/GLDE, S	SITE/0078/GLDE, SHLAAGE062: The Coign Church, 1-5 Church Street West and 5-19 Oaks Road, Woking, GU21 6DJ					
0.4 hectare mixed ι	0.4 hectare mixed use development to comprise of residential including Affordable Housing and community facilities					
	(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; Positive impact through provision of a larger church facility.					
Summary of Environmental Impacts & 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 & Issues						

- 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)
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- All housing allocation are required to make a contribution to avoid harm to SPA (Policy CS8)
- 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.
- 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;
- Design to consider impact on setting of adjacent locally listed building;
- Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport;
- Undertake feasibility 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 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

SA Objective	r residential use, including Affordable  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	ijes
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 33 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option:  • support the provision of key health services?  • help improve the health of the community e.g. encourage healthy lifestyles?  • reduce health inequalities?	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.  Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	HLAAGE074: Former Goldsworth Arm		Noking,	GU21 61	_Q	
	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 3a and 3b?  • resolve an existing drainage problem?		<b>Voking</b> ,	<b>GU21 6I</b>	-Q 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 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,	Would the development of the site / policy	Targets: Decrease	0	0	0	Indices of Deprivation (IMD, 2010) does not identify any

	HLAAGE074: Former Goldsworth Arm		Voking,	GU21 6L	_Q	
crime and social exclusion	r residential use, including Affordable 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, antisocial 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.				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	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?	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:  Woking Town Centre High Accessibility Zone 6-10 minute walk to a primary school 21-25 minute walk to a secondary school 6-10 minute walk to a GP 10-20 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.  The development would help to support existing services and

	HLAAGE074: Former Goldsworth Arm		Noking,	GU21 6L	LQ	
0.03 nectare site to	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	tural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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 more efficient use of this site. Opportunity for regenerative effect.  Optimising/mitigating measures:
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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:

	HLAAGE074: Former Goldsworth Arms		Woking,	GU21 6L	LQ	
	r residential use, including Affordable			1	Т	
agricultural soil quality	classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.

	HLAAGE074: Former Goldsworth Arms		Voking,	GU21 6	LQ	
0.03 hectare site fo	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 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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or offsite 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?  • 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	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).  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	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	Targets: increase use of locally produced resources. Source: Core Strategy Policy CS22. 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

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and local products	the incorporation 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?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:     support the improvement of water quality?     support the efficient use of water resources?     operate within the existing capacities for water supply and wastewater treatment?     prevent water resource pollution?     facilitate water quality to be achieved through remediation?     provide adequate wastewater and sewerage infrastructure?	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 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:

	HLAAGE074: Former Goldsworth Arm		Woking,	, GU21 6I	LQ	
			1	1	1	
	<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>					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.
		within 30 minutes public				
		transport time of key services.				
	Economic of	pjectives: building a strong, re	snonsive	and comp	etitive ec	conomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	0	0	0	Comments:
stable levels of employment and productivity, and	option:  • encourage diversity and quality of employment in the Borough?	employment provision and job opportunities; increase access to and	0	U		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>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>	participation in education. Source: NPPF and Woking Economic Development Strategy (2012)				Optimising/mitigating measures:
	support the implementation of BREEAM?	Trends: gradually increasing economically				

SITE/0088/GLDE, S	HLAAGE074: Former Goldsworth Arm	s PH, Goldsworth Road, \	Voking,	GU21 6L	_Q	
	r residential use, including Affordable  • support a better match between				· 	
	<ul> <li>support a better match between 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	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?	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	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:

	SITE/0088/GLDE, SHLAAGE074: Former Goldsworth Arms PH, Goldsworth Road, Woking, GU21 6LQ 0.03 hectare site for 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;					
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.					
Summary of						
Economic Impacts &						
Issues						

- 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 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
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- 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
- Design of development to have regard to this corner site
- Design to consider impact on setting of adjacent locally listed building
- Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport

# SITE/0082/GLDE, SHLAAGE068: 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

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	communit	iies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 55 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option:     • support the provision of key health services?     • help improve the health of the community e.g. encourage healthy lifestyles?	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

	HLAAGE068: 1-7 Victoria Way and 1-2 mixed use development to comprise of				ffordabl	e Housing
	reduce health inequalities?     improve accessibility to leisure and 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	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 3a and 3b?  • resolve an existing drainage problem?	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 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,	Would the development of the site / policy	Targets: Decrease	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any

	HLAAGE068: 1-7 Victoria Way and 1-2					
0.3 hectare site for	mixed use development to comprise of	of retail, office and resider	ntial incl	uding A	ffordab	e Housing
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, antisocial 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.				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 and 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 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 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.

	HLAAGE068: 1-7 Victoria Way and 1-2 mixed use development to comprise o				ffordabl	le Housing
						The development would provide access to re-provided and potentially additional employment (offices and retail) floorspace.  The development would help to support existing services and facilities in the community.
	Environmental object	tives: protecting and enhancir	ng our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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. 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>	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	Would the development of the site / policy option:	Targets: reduce land contamination and avoid development on Grade 1,	0	0	0	Impacts are predicted to be neutral.  Optimising/mitigating measures:

	HLAAGE068: 1-7 Victoria Way and 1-29 mixed use development to comprise o				ffordabl	e Housing
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>	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:  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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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.  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.

	HLAAGE068: 1-7 Victoria Way and 1-2 mixed use development to comprise o				ffordab	le Housing
		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 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 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 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

#### SITE/0082/GLDE, SHLAAGE068: 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 Undertake feasibility study for connection to CHP network 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 resources. Source: Core use and re-use renewable and non-renewable resources. consumption of • incorporate sustainable design and resources by using Strategy Policy CS22. The climate change SPD encourages developers to use construction techniques e.g. provide for sustainably produced All residents to have locally sourced materials to minimise impact of development the efficient use of minerals and enable and local products access to allotment within on use of resources. The neutral short term score reflects the incorporation of a proportion of that the Core Strategy Policy and Climate Change SPD are recycled or secondary aggregates in 800m of home. Source: relevantly new and that these improvements are likely to Core Strategy Policy new projects? build up over the medium to long term. In particular, there is • support use of materials and aggregates CS17. often a short term lag between the adoption of the policy and from nearby sources? Trends: increase in use guidance and its implementation within new developments. • support lifestyles compatible with the and demand of allotment objectives of sustainability? plots: increase in • provide land for allotments? 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 The Council has effective measures, policies and guidance in place to reduce the amount of household and trade waste generation and option: of waste produced per • support a reduction in the generation of disposal and achieve capita: increase that is generated from both existing and new development. The negative short term score reflects that all new sustainable percentage of recycled/composted development will result in a net increase in the amount of management of • minimise waste in the construction waste. Source: Surrey waste waste that is produced within the borough. However through 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: Design of development should facilitate the reduction of recycling and composting; decrease in waste going waste and the recycling and composting of the waste to landfill. produced Would the development of the site / policy Targets: achieve at least 0 0 Planning policy requirements should ensure the development 14. Maintain and is water efficient by achieving Level 4 of the Code for improve water quality 'good' status in all water option: Sustainable Homes and BREEAM 'very good' for any nonbodies by 2015. Source: of the region's rivers • support the improvement of water and groundwater, Water Framework residential buildings over 1,000 sqm. quality? and manage water • support the efficient use of water Directive. resources Decrease consumption of The Environment Agency has confirmed that there are no resources? Groundwater Source Protection Zones within the Borough, sustainably water to • operate within the existing capacities for 105litres/person/day in and the site is not located near the Borough boundary (and water supply and wastewater homes. Source: Core any development is therefore unlikely to affect zones within treatment? Strategy Policy CS22. neighbouring boroughs).

	HLAAGE068: 1-7 Victoria Way and 1-29 mixed use development to comprise o				ffordab	le Housing
15. Reduce the need to travel, encourage	prevent water resource pollution?     facilitate water quality to be achieved through remediation?     provide adequate wastewater and sewerage infrastructure?  Would the development of the site / policy option:	Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.  Targets: decrease travel by car; decrease need to travel and distances	+	+	+	Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure  Comments: Site lies within Town Centre and promotes sustainable forms
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. 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 services.				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 o	bjectives: building a strong, res	sponsive	and comp	etitive ed	conomy
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?	Targets: increase employment provision and job opportunities; increase access to and	+	+	+	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

	HLAAGE068: 1-7 Victoria Way and 1-2 mixed use development to comprise c				ffordabl	e Housing
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 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).				mix of uses, supporting the local economy and vibrancy of 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	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?	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	+	+	+	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.

SITE/0082/GLDE, S	SHLAAGE068: 1-7 Victoria Way and 1-29 Goldsworth Road, Woking, GU21 6JZ					
	mixed use development to comprise of retail, office and residential including Affordable Housing					
o.s nectare site for	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.					
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 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						

### 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)
- 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
- All new housing to make contribution towards mitigation of the SPA
- 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 corner position and vibrancy at ground floor level
- Undertake feasibility 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 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

	HLAAGE010: Poole Road Industrial Es roffices, warehousing and a new Ener					
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		communi	iies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	Would the development of the site / policy option: • support the provision of key health services? • help improve the health of the community e.g. encourage healthy lifestyles? • reduce health inequalities?	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	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.

SITE/0010/GLDE, S	HLAAGE010: Poole Road Industrial Es	tate, Woking, GU21 6EE				
	r offices, warehousing and a new Ener	gy Station	T		•	
	improve accessibility to leisure and 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	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 3a and 3b?  • resolve an existing drainage problem?	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.  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).  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:

	HLAAGE010: Poole Road Industrial Es					
2.02 nectare site to	r offices, warehousing and a new Ener	gy Station				<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>
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	Indices of Deprivation (IMD, 2010) does not identify any issues at this location.  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.  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	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	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18	0	0	0	The site is located within:  Adjacent to the Town Centre  0-10min distance to Woking town centre  800-1200m access by foot to nearest centre  0-10 minutes to nearest railway station

	HLAAGE010: Poole Road Industrial Es					
2.02 hectare site fo	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.				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 public footpath     within 250m of bus services and bus stops  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 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.
		tives: protecting and enhancin	g our nat	ural, built a	and histo	
6. Make the best use of previously developed land and existing buildings	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?	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.  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.

	r offices, warehousing and a new Ener	Trends: since 2010, the				
		target is being met and exceeded.				
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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 operation 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.
B. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:  • avoid landtake of identified (including protected) habitats?  • avoid fragmentation, and increase connectivity, of habitats?  • avoid recreational impacts on habitats?  • avoid adverse hydrological impacts on habitats?  • avoid the impacts of vehicle emissions on habitats?	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;	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

	r offices, warehousing and a new Ener  • avoid the impact of light on habitats?	majority of SNCIs stable				
	<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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through	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 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.

	HLAAGE010: Poole Road Industrial Es					
carbon technologies and renewable sources – and adapt to its impacts	design and occupation?     reduce the emission of greenhouse gases?     facilitate the generation/use of renewable energy?     support decentralised energy generation?     support the development of on or offsite 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?     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	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.				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 Climate Change SPD also identifies the potential for a new energy station to be situated within the eastern part of the site.  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.  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/creation of new CHP energy station
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:         <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. 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	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/0010/GLDE, S 2.02 hectare site fo	HLAAGE010: Poole Road Industrial Es r offices, warehousing and a new Ener	state, Woking, GU21 6EE				
		incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?	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	+	+	+	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.

SITE/0010/GLDE, S	HLAAGE010: Poole Road Industrial Es	tate, Woking, GU21 6EE				
	HLAAGE010: Poole Road Industrial Est offices, warehousing and a new Ener	gy Station  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.				
16 Maintain high and		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	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?  • improve access to and participation in education?	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	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:

<ul> <li>lead to the loss of viable opportunities to meet the needs of the economy and, in particular, support and enhance</li> <li>lead to the loss of viable opportunities to meet the needs of the 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 and enhance</li> <li>lead to the loss of viable opportunities to meet the needs of the employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and opportunities to meet the needs of the employment land?</li> <li>provide for the needs of business in urban and rural areas (such as range of premises, land, infrastructure and opportunities to meet the needs of the employment floorspace; improve quality of office space. Source: Economic Development Strategy</li> </ul>		offices, warehousing and a new Ener			1	
of commercial development for meeds of the employment/jobs?  • deliver sufficient employment land? • deliver sufficient employment sufficient employment floorspace.  This sufficient employment			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).			
Overall Conclusions	of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood	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	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	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 industria floorspace.  Overall neutral impact in terms of this objective.

SITE/0010/GLDE, SHLAAGE010: Poole Road Industrial Estate, Woking, GU21 6EE						
2.02 hectare site fo	2.02 hectare site for offices, warehousing and a new Energy Station					
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 Energy					
	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:

- 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)
- 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

•

- 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;
- 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;
- 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;
- 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/creation of new CHP energy station
- 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

### **Goldsworth West Ward Site Allocations**

Scoring System:

ocoming Gystern.				
++ Very positive impact + Positive impact	Neutral impact	- Negative impact	Very negative impact I Effect depends o	n ? Uncertain
			how allocation	
			implemented	

### **Horsell West Ward Site Allocations**

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 of	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 67 dwellings (SHLAA, 2014).  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.  Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people.  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)  • Potential for site to provide homes for older people
2. Facilitate the	Would the development of the site / policy	Targets: increased life	+	+	+	Development will bring about positive impact on health and

	SHLAAGE019a: Timber Yard, Arthurs B residential including Affordable Hous		r, Wokin	g, GU21	4NQ	
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 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	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 3a and 3b?  • resolve an existing drainage problem?	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

	SHLAAGE019a: Timber Yard, Arthurs E r residential including Affordable Hous		, Wokin	g, GU21	4NQ	
	Total moral my farm addition to de					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, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	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.  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	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	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18	-	-	-	The site is located within:   800-1200m access by foot to nearest centre  0-1333m access by bicycle to nearest centre  10-20 min distance to Woking town centre  0-10 minutes to nearest railway station

	SHLAAGE019a: Timber Yard, Arthurs E		, Wokin	g, GU21	4NQ	
0.9 hectare site for	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.				16-20 minutes walk to a secondary school     6-10 minutes walk to a primary school     0-5 minutes walk to a GP  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:  Design to address presence of fibre cables Improve access to key services and facilities
	Environmental object	tives: protecting and enhancing	g our nati	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:  • avoid landtake of identified (including protected) habitats?  • avoid fragmentation, and increase connectivity, of habitats?  • avoid recreational impacts on habitats?	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/mitigating measures:  All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).
	<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</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				Site lies close to Basingstoke Canal (a Site of Nature Conservation Importance), however separated from this by Lockfield Drive.  Location close to existing recreation space at Horsell Moor (a protected urban open space).

	SHLAAGE019a: Timber Yard, Arthurs B residential including Affordable Hous		r, Wokin	ıg, GU21	4NQ	
	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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	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 redevelopment.  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.

	SHLAAGE019a: Timber Yard, Arthurs B		r, Wokin	g, GU21	4NQ	
	residential including Affordable Hous					
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.				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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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

	HLAAGE019a: Timber Yard, Arthurs B residential including Affordable Hous		, Wokin	g, GU21	4NQ	
0.5 Hectare site for	Tesidential including Arrordable frous	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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 wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  reduce the need to travel, particularly by car/van/lorry?  reduce the need for car ownership?  support improved provision for cycling?  support improved provision for walking?  affect public rights of way?  support improved access to public transport?  support the provision of a safe transport network?  be accommodated within the existing public transport constraints?  lead to development within a main town, district or local centre?  improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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	+	+	+	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.

	SHLAAGE019a: Timber Yard, Arthurs B residential including Affordable Hous		r, Wokin	g, GU21	4NQ	
		May 2010; increase in rail passengers; increase in proportion of new residential development within 30 minutes public transport time of key				
		services.			- 1:1:	
40 Maintai III I	Economic ol	bjectives: building a strong, re	sponsive	and compe	etitive ec	onomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  • improve access to and participation in education?	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				Development would result in the loss of an existing employment retail site. The loss will need to be justified

SITE/0038/HRLW, S	SHLAAGE019a: Timber Yard, Arthurs B	ridge Road/ Horsell Moor	, Woking	g, GU21	4NQ	
0.9 hectare site for	residential including Affordable Housi					
		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	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?	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 an existing employment retail site. The loss will need to be justified
		Overall Concl	usions			
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 employment retail facility.					
Summary of Environmental Impacts & Issues	Efficient use of brownfield land and development will offer opportunity remediation; Location promotes use of sustainable modes of travel;					
Summary of Economic Impacts & Issues	Loss of an existing employment retail site.					
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)

## SITE/0038/HRLW, SHLAAGE019a: 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

# SITE/0046/HRLW, SHLAAGE019b: 73 Horsell Moor, Horsell, GU21 4NL 0.21 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+yr s	Comments (justification of score + cumulative effects + mitigation measures)
Provision of	Would the development of the site / policy	bjectives: supporting strong, value Targets: 4,964 dwellings	+	t nealthy (	+	Development would contribute to meeting overall housing
sufficient housing which meets the needs of the community and which is at an affordable price	option:	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	+	+	+	requirement, including affordable housing. It is anticipated that the site would yield 16 dwellings (SHLAA, 2014).  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.  Site has good accessibility to key local services such as shops so may be suitable for specialist accommodation such as housing for older people.  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)  • Potential for site to provide homes for older people
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></ul>	expectancy and proportion of people describing their health as good. Increased participation in health and exercise activities.  Source: Woking Service and Performance Plan	+	+	*	wellbeing by providing decent homes.  Location adjacent existing recreation space at Horsell Moor (a protected urban open space).

	improve accessibility to leisure and	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 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 3a and 3b?  • resolve an existing drainage problem?	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 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)

	SHLAAGE019b: 73 Horsell Moor, Horse r residential including Affordable Hou					
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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	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.  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	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?	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:  • 800-1200m access by foot to nearest centre • 0-1333m access by bicycle to nearest centre • 10-20 min distance to Woking town centre • 0-10 minutes to nearest railway station • 16-20 minutes walk to a secondary school • 6-10 minutes walk to a primary school • 0-5 minutes walk to a GP  The site is outside of the Town Centre and is beyond suitable walking distance (0-800m) of key services and facilities

	SHLAAGE019b: 73 Horsell Moor, Horse or residential including Affordable Hous					
						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 would result in loss of a retail use (laundry) serving day to day needs.  Overall, a negative impact in terms of this objective.  Optimising/mitigation measures:  • Improve access to key services and facilities
	Environmental object	tives: protecting and enhancir	ng our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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:

	SHLAAGE019b: 73 Horsell Moor, Horse r residential including Affordable Hous					
	<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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?	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

	GHLAAGE019b: 73 Horsell Moor, Horse r residential including Affordable Hous					
	conserve and/or enhance cultural assets?     improve access to the natural and historic environment and cultural 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.				adjacent stretches of 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 to its impacts	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  increase the resilience of the habitat to climate change impacts?	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 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

	HLAAGE019b: 73 Horsell Moor, Horse r residential including Affordable Hous					
	support the implementation of the Code for Sustainable Homes and BREEAM?     NB. Flooding covered by SA3 and Sustainable travel covered by SA15					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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?	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).

	SHLAAGE019b: 73 Horsell Moor, Horse r residential including Affordable Hous					
15. Reduce the need	<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 remains high.  Targets: decrease travel	+	+	+	Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure  Comments:
to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	option: • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.	T	*	Ť	Although outside of a designated centre, the site lies within a 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 of	bjectives: 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	-	-	-	Development would result in the loss of an existing B1 employment site. The loss will need to be justified.

	SHLAAGE019b: 73 Horsell Moor, Horse rresidential including Affordable House			
productivity, and encourage high quality, low impact development and education for all	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?  improve access to and participation in education?	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 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	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?	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);	-	Development would therefore result in the loss of an existing B1 employment site. The loss will need to be justified.

SITE/0046/HRLW, SHLAAGE019b: 73 Horsell Moor, Horsell, GU21 4NL					
	r 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 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	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.				
Summary of Economic Impacts & Issues	Loss of an existing employment site.				

## 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)
- Potential for site to provide homes for older people
- 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
- Contribution towards SPA mitigation
- Improve access to key services and facilities
- · Remediation of land, if required;
- Design to sensitively address this prominent site; development must provide well-designed frontages to adjacent stretches of 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, 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
- Loss of employment floorspace will need to be justified.

## Kingfield and Westfield Ward Site Allocations

Scoring System:

Occining Cystern.				•			
++ Very positive impact	+ Positive impact	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)
		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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, but not Affordable Housing given national minimum threshold. It is anticipated that the site would yiel 10 dwellings (SHLAA, 2014) and assumed less than 1,000 square metres gross floorspace.  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)
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 by providing decent homes.

SITE/0022/KING, SH 0.18 hectare site fo	HLAAKW022: Elmbridge House, Elmbr	idge Lane, Kingfield, Wol	king, GU	22 9AW		
wellbeing of the population and reduce inequalities in health	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?	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 and equidistant between a series of protected urban open spaces including Woking Park.
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 3a and 3b?  • resolve an existing drainage problem?	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 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, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	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.  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	Would the development of the site / policy option:  • provide local community services (e.g. education, health, leisure and	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18	0	0	0	The site is located within:  400-800m access by foot to the Local Centre (within suitable walking distance)
	recreation)? • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?	Trends: increased accessibility to local services by public				<ul> <li>0-10min distance to Woking town centre</li> <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>

SITE/0022/KING, SI 0.18 hectare site fo	HLAAKW022: Elmbridge House, Elmbr or residential	idge Lane, Kingfield, Wol	king, GL	J22 9AW		
	help support existing community facilities?     help support the provision of religious cultural uses?	transport over last three years.				6-10 minutes walk to a secondary school     6-10 minutes walk to a GP  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 impact.
		tives: protecting and enhancing				
6. Make the best use of previously developed land and existing buildings	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?	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. Development will maximise the efficient use of previously developed land.  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	Would the development of the site / policy option: • affect an existing AQMA or lead to its designation?	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light	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

SITE/0022/KING, SI 0.18 hectare site fo	HLAAKW022: Elmbridge House, Elmbri	idge Lane, Kingfield, Wol	king, GU	122 9AW		
U.16 nectare site to	<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.				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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

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cultural assets and landscapes of Woking	conserve and/or enhance heritage assets and their settings?     lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?     conserve and/or enhance cultural assets?     improve access to the natural and historic environment and cultural assets?	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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or offsite CHP and/or link to an existing CHP facility?  • support the co-ordination of green	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 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

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	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	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 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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:	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 4 or 5 of the Code for

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0.18 hectare site fo						
of the region's rivers and groundwater, and manage water resources sustainably	<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 resource pollution?</li> <li>facilitate water quality to be achieved through remediation?</li> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	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.				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 wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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	+	+	+	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:

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0.18 hectare site for	r residential	<u> </u>	<u> </u>		_	
		within 30 minutes public transport time of key services.				
	Economic o	bjectives: 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	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?  • improve access to and participation in education?	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 population (2012/13).	-			Redevelopment of the site would result in the loss of an existing B1 employment site. However, the Employment Land Review Market Appraisal 2010 identified the site as one to consider for release from employment use. In this context planning permission has been granted for the site's redevelopment for residential use.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support	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	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic	-	-	-	Redevelopment of the site would result in the loss of an existing B1 employment site. However, the Employment Land Review Market Appraisal 2010 identified the site as one to consider for release from employment use. In this context planning permission has been granted for the site's redevelopment for residential use.

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and enhance economies of town, district, local and neighbourhood centres	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?	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	Positive contribution towards housing require Positive impact on health and wellbeing; Positive impact in terms of access to service	es and facilities.				
Summary of Environmental Impacts & Issues	Efficient use of brownfield land and developr Location promotes use of sustainable modes		diation;			
Summary of Economic Impacts & Issues						

## Summary of optimising/mitigating measures:

- 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
- Remediation of land, if 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 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)
		bjectives: supporting strong, v	ibrant and	d healthy o	communit	
Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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 nortl at Kingfield.  Also within 1.3km of borough wide leisure centre facility.

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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 3a and 3b?  • resolve an existing drainage problem?	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.
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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

	ILAAKW036: Sherpa House, Kingfield		GU22 9	EH		
0.9 hectare site for	mixed use development to comprise o	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.				and reduce the fear of crime. For example, designing in natural surveillance
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?	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:  • Kingfield Local Centre • 0-10min distance to Woking town centre • 0-1333m access by bicycle to nearest centre • 20-30 minutes 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 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 retail premises with some auxiliary commercial floorspace and car parking. The development would re-provide retail use, therefore neutral in this respect.  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	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	+	+	+	Comments: Site is existing previously developed land. Development will maximise the efficient use of previously developed land.

	HLAAKW036: Sherpa House, Kingfield mixed use development to comprise o		GU22 9	)EH		
existing buildings	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?	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.				Optimising/mitigating measures: Promote public transport, walking and cycling
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:  • avoid landtake of identified (including	Targets: maintain and enhance biodiversity. Source: Core Strategy	0	0	0	Optimising/mitigating measures: All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8).

	HLAAKW036: Sherpa House, Kingfield		, GU22 9	EH		
	mixed use development to comprise of protected) habitats?  • avoid fragmentation, and increase connectivity, of habitats?  • avoid recreational impacts on habitats?  • avoid adverse hydrological impacts on habitats?  • avoid the impacts of vehicle emissions on habitats?  • avoid the impact of light on habitats?  • preserve and protect existing habitats?  • provide opportunities for enhancement and/or creation of biodiversity?	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.				Location close to a protected urban open space, to the north at Kingfield. Also within 1.3km of borough wide leisure centre facility.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.  Positive opportunity to improve street scene in Local Centre.

0.3 Hectare Site IOI	mixed use development to comprise o	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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  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	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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	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.

	HLAAKW036: Sherpa House, Kingfield mixed use development to comprise o		, GU22 9	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport	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	+	+	+	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:

SITE/0036/KING SI	HLAAKW036: Sherpa House, Kingfield	Poad Kingfield Woking	GH22 0	EL		
	mixed use development to comprise o		GUZZ	,EII		
0.5 ficolare site for	network?	Plan 2011 & Core				
	be accommodated within the existing	Strategy Policy CS18.				
	public transport constraints?	Chalegy Folloy 00 to.				
	<ul> <li>lead to development within a main town,</li> </ul>	Trends: proportion of				
	district or local centre?	people travelling to work				
	improve proximity to key services such	by car remains static				
	as schools, food shops, public transport,	(57.79% in 2011 vs.				
	health centres etc.?	58.9% in 2001) and by				
	ricular contros 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.			****	
40 Maintain high and		bjectives: building a strong, re				conomy
16. Maintain high and stable levels of	Would the development of the site / policy	Targets: increase	0	0	0	Mixed-use development will bring forward retail use on the
	option:	employment provision and				
employment and	encourage diversity and quality of	job opportunities; increase				ground floor, replacing the existing retail and promoting
productivity, and encourage high	employment in the Borough?	access to and participation in education.				generation of jobs. Neutral impact.
quality, low impact	encourage provision of jobs accessible	Source: NPPF and				
development and	to local residents?	Woking Economic				
education for all	enable local people to work near their	Development Strategy				
education for all	homes?	(2012)				
	ensure the timely provision of	(2012)				
	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				

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 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 of the site / policy option:  • lead to the loss of viable employment/jobs?  • deliver sufficient employment land? • provide for the needs of the aconomy and, in arbanance aconomies of town, starticular, support and enhance aconomies of town, listrict, local and leighbourhood  in the sufficient employment and services)?  • increase the economic benefit derived from the historic environment?  Trends: increase in no. of the people with NVQ2 and higher qualifications since 2010. However, number of people with no qualifications since 2011 in one year and makes up nearly 7% of the Borough's population (2012/13).  Targets: increase in on of 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		mixed use development to comprise o	i i ooiaoiitiai aiia i otaii				
I7. Provide a range of commercial levelopment of the site / policy ofton:   levelopment option:   lead to the loss of viable employment/jobs?   lead to the loss of viable employment land?			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	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	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 gradually	0	0	0	
Summary of Social Positive contribution towards housing requirement;	Summary of Social			usions			

SITE/0036/KING, SHLAAKW036: Sherpa House, Kingfield Road, Kingfield, Woking, GU22 9EH 0.9 hectare site for 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:

- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- 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
- •
- · Remediation of land, if 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 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

SITE/0009/KING and SITE/0011/KING, SHLAAKW009a and SHLAA009b: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN 2.39 hectare site for residential including Affordable Housing

	r residential including Affordable Hou				I -	
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	chicatives: supporting strong	vibrant and		mmunitio	
1. Provision of	Would the development of the site / policy	objectives: supporting strong Targets: 4,964 dwellings	+	+	+	Development would contribute to meeting overall housing
sufficient housing which meets the needs of the community and which is at an affordable price	option:     facilitate meeting the Core Strategy allocation as a minimum?     provide high quality housing?     provide the right type and size of housing to meet local need?     provide pitches for Gypsies and Travellers?     support the delivery of extra care or enhanced sheltered accommodation?     support the provision of affordable housing?     support the provision of Lifetime Homes to meet identified needs?     provide appropriate properties for a change demographic profile?  Would the development of the site / policy	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	+	+	+	requirement, including affordable housing. It is anticipated that the site would yield 55 dwellings (SHLAA, 2014).  As a greenfield site (garden land) 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.  Development would take place on part of existing garden lands, no existing residential units would be lost.  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)
improved health and	option:	expectancy and proportion	+	*	+	wellbeing by providing decent homes.
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> </ul>	of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service				Location close to the Hoe Valley green infrastructure network.  Also within 1.3km of borough wide leisure centre facility.
	reduce health inequalities?	and Performance Plan				

	SITE/0009/KING and SITE/0011/KING, SHLAAKW009a and SHLAA009b: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN							
2.39 hectare site fo	2.39 hectare site for residential including Affordable Housing							
	improve accessibility to leisure and 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	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 3a and 3b?  • resolve an existing drainage problem?	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 (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.  All significant forms of development are required to		

SITE/0009/KING and SITE/0011/KING, SHLAAKW009a and SHLAA009b: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN							
	or residential including Affordable Hou						
						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.  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  • Locate development only on land within Flood Zone 1	
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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	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. 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	

Road (Barnsbury si	d SITE/0011/KING, SHLAAKW009a and ites 1 & 2), Barnsbury Farm Estate, Wo or residential including Affordable Hou	oking, GU22 0BN	ardens of h	ouses fa	acing A	sh Road, Hawthorn Road, Willow Way and Laburnum
		who believe the Police 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?	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>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> <li>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.</li> <li>The development would help to support existing services and facilities in the community.</li> <li>Optimising/mitigating measures: <ul> <li>Improve access to key services and facilities</li> </ul> </li> </ul>
0.14 1 1		ectives: protecting and enhance				
6. Make the best use of previously developed land and existing buildings	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)?	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	0	0	0	Comments: Site comprises residential garden land, and consequently considered greenfield.  Overall neutral impact.  Optimising/mitigating measures:

SITE/0009/KING and SITE/0011/KING, SHLAAKW009a and SHLAA009b: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN 2.39 hectare site for residential including Affordable Housing areas. Source: Core • support the restoration of vacant / contaminated land? 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 Would the development of the site / policy Targets: improve air 0 0 Development would be within reasonable walking distance of quality. Source: Air Quality the Barnsbury and Blackbridge Road Shopping Parades. and noise pollution option: Also 0.5km from Westfield Neighbourhood Centre and would Progress Report 2014 • affect an existing AQMA or lead to its have good access to schools. GP surgeries and to Woking designation? Maintain low levels of light Town Centre. Therefore opportunities to walk reduce and noise pollution. • help to improve air quality? Source: Core Strategy likelihood of congestion, and subsequently air pollution from • support specific actions in designated Objective traffic. The beneficial impacts of development will neutralise AQMAs? any potential negative impacts. • avoid an increase in congestion which Trends: one AQMA may cause pollution from traffic? (increasing trend), and an Optimising/mitigating measures: • ensure people are not exposed to air quality "hot spot" at Transport Assessment and Travel Plan required to determine greater levels of noise? Constitution Hill area. impact of development on transport network, mitigating • ensure people are not exposed to light Light pollution is not measures, and opportunities to minimise car use. pollution? currently considered to be an issue in the Borough. Would the development of the site / policy Targets: reduce land Development could potentially help remediate potential 8. Reduce land + contamination and option: contamination and avoid historic contamination on the site. safeguard • avoid development on Agricultural Land development on Grade 1. agricultural soil classed as Grade 1, 2 or 3a? 2 or 3a agricultural land. Current or historical contaminative uses may have led to soil Source: NPPF. quality and groundwater contamination that will need to be • support the remediation of contaminated considered during any development of the site, dependant on land? Trends: no significant loss detailed proposals and consultation with Environmental • reduce the risk of creating further of agricultural land: Health and the Environment Agency. Some remediation contamination? increase in number of would have been undertaken when the estate was first sites with potential land developed. Additional information required regarding any contamination. further investigations and/or remediation that might be required. Optimising/mitigating measures: Investigation and/or further remediation of land, if required. Development would take place on part of existing garden 9. Conserve and Would the development of the site / policy Targets: maintain and enhance biodiversity. enhance biodiversity lands. The presence of any protected species / biodiversity option: Source: Core Strategy would be assessed at the time of an application, in light of • avoid landtake of identified (including Objectives (Surrey site visit observations. protected) habitats? Biodiversity Action Plan • avoid fragmentation, and increase

	nd SITE/0011/KING, SHLAAKW009a and sites 1 & 2), Barnsbury Farm Estate, Wo		gardens of h	ouses fa	acing A	sh Road, Hawthorn Road, Willow Way and Laburnum
	or residential including Affordable Hou					
	connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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 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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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	-	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:

Road (Barnsbury si	d SITE/0011/KING, SHLAAKW009a and ites 1 & 2), Barnsbury Farm Estate, Wo or residential including Affordable Hou	oking, GU22 0BN sing	gardens of h	houses fa	acing A	sh Road, Hawthorn Road, Willow Way and Laburnum
		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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or offsite 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?  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	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 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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	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.

Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN 2.39 hectare site for residential including Affordable Housing dwellings (Code Level 4 incorporates use of locally produced minerals and aggregates). The Council has effective measures, policies and guidance in 13. Reduce waste Would the development of the site / policy Targets: decrease amount 0 generation and of waste produced per place to reduce the amount of household and trade waste option: capita; increase disposal and achieve that is generated from both existing and new development. • support a reduction in the generation of sustainable percentage of The negative short term score reflects that all new waste? recycled/composted development will result in a net increase in the amount of management of minimise waste in the construction waste. Source: Surrey waste waste that is produced within the borough. However through process? Waste Plan 2008, Woking the sustainable management of waste, the amount of waste produced will reduce over a medium to long term, and is Infrastructure Delivery Plan 2011. reflected in the neutral score. Trends: increase in Optimising/mitigating measures: recycling and composting: Design of development should facilitate the reduction of waste and the recycling and composting of the waste decrease in waste going to landfill. produced Targets: achieve at least 14. Maintain and Would the development of the site / policy 0 0 Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for improve water quality option: 'good' status in all water of the region's rivers bodies by 2015. Source: Sustainable Homes depending on the siting of the proposed • support the improvement of water Water Framework and groundwater. quality? development. This will be determined on a case by case and manage water Directive. basis. • support the efficient use of water resources Decrease consumption of 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? Optimising/mitigating measures: Borough remains • provide adequate wastewater and poor/moderate: Design of the development would have to provide suitable 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 to travel, encourage by car: decrease need to Site lies within the urban area, within 0.5km of Westfield option: safe, sustainable • reduce the need to travel, particularly by travel and distance Neighbourhood Centre. An at least hourly bus service transport options and car/van/lorry? travelled; increase use of operates on Ash Road, between the two sections of this site. make the best use of non-car modes: increase Development in this location would promote sustainable reduce the need for car ownership? existing transport level of satisfaction with forms of travel and reduce the need to travel. • support improved provision for cycling? infrastructure ease of access to work by support improved provision for walking? any mode; maintain bus Optimising/mitigating measures: affect public rights of way? patronage and improve Transport Assessment and Travel Plan required to determine support improved access to public punctuality of services. impact of development on transport network, mitigating transport?

SITE/0009/KING and SITE/0011/KING, SHLAAKW009a and SHLAA009b: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum

Road (Barnsbury s	d SITE/0011/KING, SHLAAKW009a and ites 1 & 2), Barnsbury Farm Estate, Woor residential including Affordable Hou	king, GU22 0BN	gardens of h	nouses fa	acing A	sh Road, Hawthorn Road, Willow Way and Laburnum
2.33 Hectare Site 10	support the provision of a safe transport network?     be accommodated within the existing public transport constraints?     lead to development within a main town, district or local centre?     improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 services.				measures, and opportunities to minimise car use.
		objectives: building a strong,			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 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;	0	0	0	No direct relevance

	SITE/0009/KING and SITE/0011/KING, SHLAAKW009a and SHLAA009b: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN						
	or residential including Affordable Hou						
		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	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?	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	

SITE/0009/KING and SITE/0011/KING, SHLAAKW009a and SHLAA009b: Backland gardens of houses facing Ash Road, Hawthorn Road, Willow Way and Laburnum Road (Barnsbury sites 1 & 2), Barnsbury Farm Estate, Woking, GU22 0BN

2.39 hectare site for residential including Affordable Housing

	Overall Conclusions					
Summary of Social	Positive contribution towards housing requirement;					
Impacts & Issues	Positive impact on health and wellbeing;					
	Accessible to services and facilities.					
Summary of	Development will offer opportunity remediation;					
Environmental	Consideration of the Impact in terms of potential remediation of land subject to more information;					
Impacts & Issues	Accessible urban area location promotes use of sustainable modes of travel.					
Summary of	No direct relevance					
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)
- Flood Risk Assessment
- Locate development only on land within 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
- •
- Investigation and/or further remediation of land, if required;
- All housing allocation are required to make a contribution to avoid harm to the SPA (Policy CS8)
- An ecological assessment may be required.
- Flood Risk Assessment and suitable scheme design to address flood risk, in line with Policy CS9;
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use
- 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

SITE/0010/KING, SHLAAKW010: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU

0.38 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+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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 12 dwellings (SHLAA, 2014).  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.  Development would take place on part of existing garden lands, no existing residential units would be lost.  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)
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</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 by providing decent homes.  Location close to the Hoe Valley green infrastructure network.

## SITE/0010/KING, SHLAAKW010: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU

	lifestyles?     reduce health inequalities?     improve accessibility to leisure and open space for informal and/or formal	Source: Woking Service and Performance Plan 2013-14				Also within 1.3km of borough wide leisure centre facility.
	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	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 3a and 3b?  • resolve an existing drainage problem?	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	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, antisocial behaviour and number of benefit claimants.  Source: Woking Service & Performance Plan 2013-14  Trends: Number of people	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. However, careful design of the scheme could reduce the fear of crime.  Optimising/mitigating measures:

0BU 0.38 hectare site for	or residential including Affordable Hou	sing.		
		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	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?	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:  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  6-10 minutes walk to a GP  The site is outside of the nearest centre and is beyon reasonable walking distance of key services and facilitie therein. The need to travel to access services and facilitie would not be reduced. This location is however withis suitable walking distance of the Barnsbury and Blackbridg Road Shopping Parades. Overall, the development considered to have a negative impact in terms of this objective.  The development would help to support existing services and

0BU	HLAAKW010: Backland gardens of hou or residential including Affordable Hou	_	ad, Ash	Road ar	nd Ash (	Close (Barnsbury Site 3), Barnsbury, Woking, GU22
						facilities in the community.  Optimising/mitigating measures:  • Improve access to key services and facilities
	Environmental object	I 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	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?	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	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>	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	Would the development of the site / policy option:	Targets: reduce land contamination and avoid	0	0	0	Comments:

#### SITE/0010/KING, SHLAAKW010: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU 0.38 hectare site for residential including Affordable Housing. safeguard avoid development on Agricultural Land development on Grade 1, It is not anticipated that development will have significant agricultural soil classed as Grade 1, 2 or 3a? 2 or 3a agricultural land. effects on contamination. However, current or historical Source: NPPF. quality contaminative uses may have led to soil and groundwater support the remediation of contaminated contamination that will need to be considered during any land? Trends: no significant loss development of the site, dependant on detailed proposals • reduce the risk of creating further of agricultural land; and consultation with Environmental Health and the contamination? Environment Agency. Some remediation would have been increase in number of undertaken when the estate was first developed. Additional sites with potential land contamination. 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 Would the development of the site / policy Targets: maintain and enhance biodiversity enhance biodiversity. Development would take place on part of existing garden option: Source: Core Strategy lands. The presence of any protected species / biodiversity avoid landtake of identified (including Objectives (Surrey would be assessed at the time of an application, in light of protected) habitats? Biodiversity Action Plan site visit observations. avoid fragmentation, and increase Targets under revision). connectivity, of habitats? Optimising/mitigating measures: avoid recreational impacts on habitats? Trends: little change over All housing allocations are required to make a contribution to avoid adverse hydrological impacts on time. Majority of SSSIs in avoid harm to the SPA (Policy CS8). habitats? 'unfavourable but • avoid the impacts of vehicle emissions recovering' condition; Location close to the Hoe Valley green infrastructure on habitats? network. Also within 1.3km of borough wide leisure centre majority of SNCIs stable avoid the impact of light on habitats? or declining in quality. preserve and protect existing habitats? Increasing SANG An ecological assessment may be required for the site • 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 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. natural or heritage assets. However development will result accessible for Source: Core Strategy in the loss of greenfield land. landscapes? enjoyment the Policy 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 landscapes of Core Strategy Policy assets and their settings? Woking CS17 • lead to the improved management.

0BU	_	_	ad, Ash	n Road ar	nd Ash (	Close (Barnsbury Site 3), Barnsbury, Woking, GU22
U.38 nectare site fo	restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site CHP and/or link to an existing CHP facility?  support the co-ordination of green infrastructure?	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.

#### SITE/0010/KING, SHLAAKW010: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU 0.38 hectare site for residential including Affordable Housing. CO2 emissions (to 2010); • increase the capacity of the habitat to Optimising/mitigating measures: act as a carbon sink? increase in sustainably Design of the development to have regard to incorporation of constructed dwellings. SuDS and other adaptation measures such as green • increase the resilience of the habitat to infrastructure features climate change impacts? • support the implementation of the Code Design of development to achieve Code for Sustainable for Sustainable Homes and BREEAM? Homes Level 4 or 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 to have a positive impact upon this objective to sustainably impact of option: locally produced use and re-use renewable and non-renewable resources. resources. Source: Core consumption of • incorporate sustainable design and 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 locally sourced materials to minimise impact of development All residents to have and local products access to allotment within on use of resources. The neutral short term score reflects the incorporation of a proportion of 800m of home. Source: that the Core Strategy Policy and Climate Change SPD are recycled or secondary aggregates in Core Strategy Policy relevantly new and that these improvements are likely to new projects? CS17. build up over the medium to long term. In particular, there is • support use of materials and aggregates often a short term lag between the adoption of the policy and from nearby sources? guidance and its implementation within new developments. • support lifestyles compatible with the Trends: increase in use and demand of allotment objectives of sustainability? plots: increase in • provide land for allotments? 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 The Council has effective measures, policies and guidance in of waste produced per place to reduce the amount of household and trade waste generation and disposal and achieve capita; increase that is generated from both existing and new development. • support a reduction in the generation of sustainable percentage of The negative short term score reflects that all new waste? recycled/composted development will result in a net increase in the amount of management of • minimise waste in the construction waste. Source: Surrey waste that is produced within the borough. However through waste 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: Design of development should facilitate the reduction of recycling and composting: decrease in waste going waste and the recycling and composting of the waste to landfill. produced Targets: achieve at least 14. Maintain and Would the development of the site / policy 0 0 Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for improve water quality 'good' status in all water option: bodies by 2015. Source: of the region's rivers support the improvement of water Sustainable Homes depending on the siting of the proposed

### SITE/0010/KING, SHLAAKW010: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU 0.38 hectare site for residential including Affordable Housing. Water Framework development. This will be determined on a case by case and groundwater, quality? and manage water • support the efficient use of water Directive. basis. resources Decrease consumption of 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 poor/moderate: Design of the development would have to provide suitable 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 Comments: to travel, encourage option: by car; decrease need to Site lies within the urban area, within 0.5km of Westfield travel and distance Neighbourhood Centre. An at least hourly bus service safe, sustainable • reduce the need to travel, particularly by travelled: increase use of operates on Ash Road, between the two sections of this site. transport options and car/van/lorry? make the best use of non-car modes: increase Development in this location would promote sustainable • reduce the need for car ownership? existing transport level of satisfaction with forms of travel and reduce the need to travel, in particular by • support improved provision for cycling? infrastructure ease of access to work by the car. support improved provision for walking? any mode; maintain bus affect public rights of way? Optimising/mitigating measures: 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.? 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

### SITE/0010/KING, SHLAAKW010: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU 0.38 hectare site for residential including Affordable Housing. within 30 minutes public transport time of key 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 employment provision and option: Site close to primary school provision and Woking College employment and • encourage diversity and quality of iob opportunities: increase and accessible to secondary school provision. Development of this site would have a neutral impact on this objective. productivity, and employment in the Borough? access to and encourage high participation in education. encourage provision of jobs accessible Source: NPPF and quality, low impact 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 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 registered businesses; Development of this site would have a neutral impact on this option: development • lead to the loss of viable decrease in amount of objective. opportunities to meet vacant retail, commercial employment/jobs? the needs of the and industrial floorspace: • deliver sufficient employment land? economy and, in improve quality of office • provide for the needs of business in

### SITE/0010/KING, SHLAAKW010: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU 0.38 hectare site for residential including Affordable Housing. space. Source: Economic particular, support urban and rural areas (such as range of 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 VAT registered 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 (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: Accessible to services and facilities. Development will offer opportunity remediation: Summary of Consideration of the Impact in terms of potential remediation of land subject to more information; Environmental Accessible urban area location promotes use of sustainable modes of travel. Impacts & Issues 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)
- 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.
- Trees in garden may require assessment to determine ecological value site
- 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
- Investigation and/or further remediation of land, if required

## SITE/0010/KING, SHLAAKW010: Backland gardens of houses facing Laburnum Road, Ash Road and Ash Close (Barnsbury Site 3), Barnsbury, Woking, GU22 0BU

## 0.38 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

## **Knaphill Ward Site Allocations**

Scoring System:

++ Very positive impact + Positive impact	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	communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 18 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the	Would the development of the site / policy	Targets: increased life	+	+	+	Development will bring about positive impact on health and

	HLAAKN026: Car park opposite The V residential including Affordable House		nill, GU2	1 2DU		
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.				well being 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	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 3a and 3b?  • resolve an existing drainage problem?	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

	HLAAKN026: Car park opposite The V		ill, GU2	1 2DU		
U.4U nectare site to	r residential including Affordable Hous	sing				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, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	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	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,	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18  Trends: increased	-	-	-	The site is located within:  • 400-800m access by foot to the Local Centre (within suitable walking distance)  • 0-1333m access by bicycle to nearest centre  • 20-30 minutes to nearest railway station

	SHLAAKN026: Car park opposite The V		nill, GU2	1 2DU		
0.40 hectare site fo	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.				6-10 minutes walk to a primary school     16-20 minutes walk to a secondary school     0-5 minutes walk to a GP     10-20min distance to drive to Woking town centre  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.  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).  The development would however help to support existing services and facilities in the community.  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.  Optimising/mitigating measures:  Re-provision of existing car parking to serve the Local Centre, prior to development
	Environmental object	tives: protecting and enhancir	ig our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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 previously developed land. It will lead to the intensification of the use of previously developed land.

7.10		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	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 Quality Management Area. The air quality issues are predominantly generated by traffic. Any development that wil 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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	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>preserve and protect existing 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 or declining in quality.	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.

	HLAAKN026: Car park opposite The V		ill, GU2	1 2DU		
U.40 Hectare Site IO	provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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.
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	<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</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	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 significantly increase as a result of the development.  Development of the site could potentially lead to an increase

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	r residential including Affordable Hous		T	ı		
sources – and adapt to its impacts	gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or off-site 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?  • 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	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.				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 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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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.

	HLAAKN026: Car park opposite The V		nill, GU2	1 2DU		
0.40 nectare site to	residential including Alfordable nous	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	Would the development of the site / policy option:     support the improvement of water quality?     support the efficient use of water resources?     operate within the existing capacities for water supply and wastewater treatment?     prevent water resource pollution?     facilitate water quality to be achieved through remediation?     provide adequate wastewater and sewerage infrastructure?	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 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.  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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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	+	+	+	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.

SITE/0026/KNAP SI	HLAAKN026: Car park opposite The V	vne Reading Way Knapl	ill GU2	1 2DII		
	residential including Affordable Hous		, 502	. 200		
5. 10 1100tar 0 01t0 101		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 of	bjectives: building a strong, re	sponsive	and comp	etitive ec	onomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	0	0	0	
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				
education for all		(2012)				
	ensure the timely provision of	(2012)				
	infrastructure?	Trends: gradually				
	support the implementation of	increasing economically				
	BREEAM?	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				
		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>Impacts &amp; Issues</li> <li>Positive impact on health and well being;</li> <li>Loss of a car park that serves a number of community facilities and services.</li> <li>Summary of</li> <li>Effective use of previously developed land,</li> <li>Local Centre location promotes use of sustainable modes of travel and will minimised the need to travel;</li> <li>Air quality issues because of site's close proximity to Anchor Hill.</li> </ul>		HLAAKN026: Car park opposite The V		ill, GU2	1 2DU			
Summary of Social Impacts & Issues  Positive contribution towards housing requirement; Positive impact on health and well being; Loss of a car park that serves a number of community facilities and services.  Summary of Environmental Impacts & Issues  Positive contribution towards housing requirement; Positive impact on health and well being; Loss of a car park that serves a number of community facilities and services.  Effective use of previously developed land, Local Centre location promotes use of sustainable modes of travel and will minimised the need to travel; Air quality issues because of site's close proximity to Anchor Hill.	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	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	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 gradually	0	0	0		
Impacts & Issues  • Air quality issues because of site's close proximity to Anchor Hill.	Summary of Social Impacts & Issues Summary of	<ul><li>Positive impact on health and well</li><li>Loss of a car park that serves a nu</li></ul>	ing requirement; being; mber of community facilities al		es.			
Economic Impacts &	Impacts & Issues Summary of	<ul> <li>Local Centre location promotes us</li> </ul>	e of sustainable modes of trave	el and wil	l minimise	ed the need	l to travel ;	

### Summary of optimising/mitigation 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)
- 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

# SITE/0026/KNAP, SHLAAKN026: Car park opposite The Vyne, Reading Way, Knaphill, GU21 2DU 0.40 hectare site for residential including Affordable Housing

- Need to provide an alternative car park that would effectively serve the relevant services, prior to development
- Any risk of contamination should be assessed and remediated where necessary
- Air quality assessment to inform appropriate mitigation to address any air quality issues
- Promote walking and cycling
- Flood risk assessment required given pluvial flood risk (subject to the findings of the forthcoming preliminary surface water management plan
- 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

## **Maybury and Sheerwater Ward Site Allocations**

Scoring System:

****	oconing System.	. Diti it	O NIt	NI1: !1	· · · · · · · · · · · · · · · · · · ·	1 54-1	0.11
	++ Very positive impact	+ Positive impact	Neutral impact	- Negative impact	Very negative impact	I Effect depends on	? Uncertain
						how allocation	
						implemented	

		5yrs	term 5- 20yrs	20+yr s	(justification of score + cumulative effects + mitigation measures)
	bjectives: supporting strong, v	ribrant and	healthy o	communit	ies
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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.
	allocation as a minimum?  provide high quality housing?  provide the right type and size of housing to meet local need?  provide pitches for Gypsies and Travellers?  support the delivery of extra care or enhanced sheltered accommodation?  support the provision of affordable housing?  support the provision of Lifetime Homes to meet identified needs?  provide appropriate properties for a	<ul> <li>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> <li>of all new homes to be affordable from 2010 to 2027.</li> <li>Source: Core Strategy Policies CS10 &amp; CS12 Improvement to number of unfit homes. Source: Woking Housing Strategy 2011-2016</li> <li>24 Gypsy and Traveller pitches from 2012-2027, +9 pitches from 2027-2040. Source: Gypsy &amp; Traveller Accommodation Assessment 2012</li> <li>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</li> </ul>	allocation as a minimum?  • provide high quality housing?  • provide the right type and size of housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?  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	allocation as a minimum?  provide high quality housing?  provide the right type and size of housing to meet local need?  provide pitches for Gypsies and Travellers?  support the delivery of extra care or enhanced sheltered accommodation?  support the provision of affordable housing?  support the provision of Lifetime Homes to meet identified needs?  provide appropriate properties for a change demographic profile?  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	allocation as a minimum?  • provide high quality housing?  • provide the right type and size of housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?  acknowledge of the right type and size of an animal size of housing to meet identified needs?  • provide appropriate properties for a change demographic profile?  acknowledge 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

SITE/0047/GLDE, S 0.12 hectare site for	HLAA n/a: Chertsey House, 61 Chertse	ey Road, Woking, GU21 5	BN			
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.				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.
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 3a and 3b?  • resolve an existing drainage problem?	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	Would the development of the site / policy option:  address issues of deprivation?  help improve social inclusion?  support safe communities by reducing crime levels?	Targets: Decrease deprivation, crime, antisocial behaviour and number of benefit claimants.  Source: Woking Service &	+	+	+	Indices of Multiple 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.

	<ul> <li>help reduce the fear of crime?</li> <li>ensure the timely provision of infrastructure to support communities?</li> </ul>	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				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	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?	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) O-10 minutes to nearest railway station O-10 minutes walk to a primary school 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.

SITE/0047/GLDE, S 0.12 hectare site for	HLAA n/a: Chertsey House, 61 Chertse or offices	ey Road, Woking, GU21 5	BN			
6. Make the best use of previously developed land and existing buildings	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?	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 office development.
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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	It is predicted to have neutral impacts.

SITE/0047/GLDE, S 0.12 hectare site for	SHLAA n/a: Chertsey House, 61 Chertse or offices	y Road, Woking, GU21 5	BN			
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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	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.

	HLAA n/a: Chertsey House, 61 Chertse	y Road, Woking, GU21 5	BN			
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	would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy	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	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.  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.
	generation?  support the development of on or off-site 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?  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	infrastructure for adaptation purposes (including SUDS). Source: Core Strategy Policies CS9 & CS22.  Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				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 BREEAN and possible connection with a CHP network.  Optimising/mitigating measures: Design of the development to have regard to incorporation or 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	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 use of materials and aggregates	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

SITE/0047/GLDE, S 0.12 hectare site for	HLAA n/a: Chertsey House, 61 Chertse	ey Road, Woking, GU21 5	BN			
0.12 Hectare Site 10	from nearby sources?  • 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).				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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?	Targets: decrease travel by car; decrease need to travel and distance travelled; increase use of non-car modes; increase level of satisfaction with	+	+	+	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:

SITE/0047/GLDE, S 0.12 hectare site for	HLAA n/a: Chertsey House, 61 Chertse	ey Road, Woking, GU21 5	BN			
infrastructure	<ul> <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>	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 services.				Conduct a Travel Plan exploring how development can support sustainable transport modes.  Provision of suitable cycle parking facilities.
		bjectives: building a strong, re	sponsive	and comp	etitive ed	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  improve access to and participation in	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	+	+	+	Development of this site would encourage provision of jobs in a highly accessible location for local residents.

SITE/0047/GLDE. S	HLAA n/a: Chertsey House, 61 Chertse	v Road, Woking, GU21 5	BN			
0.12 hectare site for		y modu, monning, cozi o	<b>5</b> . (			
	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	+	+	+	Development of the site would lead to additional employment
of commercial	option:	registered businesses;				space, and provide for the needs of business in the Town
development	• lead to the loss of viable	decrease in amount of				Centre.
opportunities to meet	employment/jobs?	vacant retail, commercial				
the needs of the	deliver sufficient employment land?	and industrial floorspace;				
economy and, in	provide for the needs of business in	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	T				
neighbourhood centres	from the historic environment?	Trends: increase in no. of				
centres	support start-up and local businesses?	VAT registered businesses (from 1997 to				
	<ul> <li>support the vibrancy of the town, district</li> </ul>	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				

SITE/0047/GLDE, SHLAA n/a: Chertsey House, 61 Chertsey Road, Woking, GU21 5BN 0.12 hectare site for offices								
0.12 nectare site 10	urban centres gradually							
	falling (except in Horsell).							
	Overall Conclusions							
Summary of Social	Improved access to employment in a highly accessible location.							
Impacts & Issues								
Summary of	Efficient use of brownfield land;							
Environmental	Opportunity to connect to existing district heat network – located in Potential Heat District Area;							
Impacts & Issues	Town Centre location promotes use of sustainable modes of travel.							
Summary of	Would provide additional commercial floorspace to meet the needs of the economy and support the vibrancy of the Town Centre.							
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
- Travel Plan exploring opportunities to optimise use of sustainable transport.
- Retain any valuable trees.
- Explore opportunities to improve green infrastructure provision.
- 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.
- Conduct a Travel Plan exploring how development can support sustainable transport modes.
- 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 impacts of climate change
- Design of the development would have to provide suitable wastewater and sewerage infrastructure

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+yr s	Comments (justification of score + cumulative effects + mitigation measures)
		bjectives: supporting strong, v	ibrant and	healthy o	communit	ies
Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 11 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.

	HLAAGE052: Barratt House, Chertsey residential including Affordable Hous		3			
	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	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 3a and 3b?  • resolve an existing drainage problem?	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	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?	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	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.  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)?  • improve access to existing key services including education, employment, recreation, health, community services, cultural assets, historic environment?		+	+	+	The site is located within:  Woking Town Centre High Accessibility Zone (parking) O-10 minutes to nearest railway station G-10 minutes walk to a primary school 16-20 minutes walk to a secondary school G-10 minutes walk to a GP
	<ul> <li>help support existing community facilities?</li> <li>help support the provision of religious cultural uses?</li> </ul>	transport over last three years.				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 object	tives: protecting and enhancin	ng our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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 brownfield site and redevelopment will make best use of previously developed land.

	HLAAGE052: Barratt House, Chertsey r residential including Affordable House		3			
	result in the loss of greenfield land (including gardens)?     support the restoration of vacant / contaminated land?	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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.	I	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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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	There are no perceived contamination issues.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  avoid land take of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?	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

	HLAAGE052: Barratt House, Chertsey r residential including Affordable Hous		3			
	<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.				Sito is within Waking Town Contro Consonyation Area
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar	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 fo Sustainable Homes.  The site offers good accessibility to most local facilities, and

	HLAAGE052: Barratt House, Chertsey r residential including Affordable Hous		3			
production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or offsite 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?  • 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	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.				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 to 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 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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	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.

	HLAAGE052: Barratt House, Chertsey r residential including Affordable Hous		3			
		incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  support the improvement of water quality? support the efficient use of water resources? operate within the existing capacities for water supply and wastewater treatment? prevent water resource pollution? facilitate water quality to be achieved through remediation? provide adequate wastewater and sewerage infrastructure?	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 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 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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?	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 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.

SITE/0052/GLDE. S	HLAAGE052: Barratt House, Chertsey	Road, Woking, GU21 5AE	3			
	r residential including Affordable Hous		-			
	be accommodated within the existing	Strategy Policy CS18.				
	public transport constraints?					
	• lead to development within a main town,	Trends: proportion of				
	district or local centre?	people travelling to work				
	improve proximity to key services such	by car remains static				
	as schools, food shops, public transport,	(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				
	Farancia d	services.			-4:4:	
16. Maintain high and	Would the development of the site / policy	bjectives: building a strong, re Targets: increase	sponsive 0	and comp		Development will have neutral impacts on this objective.
stable levels of	option:	employment provision and	U	U	U	Development will have neutral impacts on this objective.
employment and	encourage diversity and quality of	job opportunities; increase				
productivity, and		access to and				
encourage high	employment in the Borough?					
quality, low impact	encourage provision of jobs accessible	participation in education.  Source: NPPF and				
development and	to local residents?	Woking Economic				
education for all	enable local people to work near their	Development Strategy				
education for all	homes?	(2012)				
	ensure the timely provision of	(2012)				
	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		1		
1		Hambers of altembleved				
		economically active				

	HLAAGE052: Barratt House, Chertsey 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	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?	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 Concl				
Summary of Social Impacts & Issues		Significant positive co Significant positiv Good access t	e impact	on health	and well	being;

	SITE/0052/GLDE, SHLAAGE052: 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.					
Summary of	Residential development in a highly sustainable location will help support sustainable communities.					
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
- 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
- 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

SA Objective	r mixed use development to comprise  Decision-making criteria	Indicators and targets	Short- term	Mediu m-	Long -term	Comments (justification of score + cumulative effects + mitigation
			0-	term	20+yr	measures)
			5yrs	5-	s	
	Social of	l bjectives: supporting strong, v	ihrant and	20yrs	communit	ios
1. Provision of	Would the development of the site / policy	Targets: 4,964 dwellings	+	+	+	Development will make a significant contribution to meeting
sufficient housing which meets the needs of the community and which is at an affordable price	option:  • facilitate meeting the Core Strategy allocation as a minimum?  • provide high quality housing?  • provide the right type and size of housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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				overall housing requirement, including affordable housing. The anticipated yield in dwellings is tbc (SHLAA, 2014) however anticipate this would be less than 292 dwellings.  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.  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)
2. Facilitate the improved health and	Would the development of the site / policy option:	Number of households on Housing Register high but decreasing.  Targets: increased life expectancy and proportion	+	+	+	Development will bring about positive impact on health and wellbeing via providing decent homes.
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</li> </ul>	of people describing their health as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan 2013-14				Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	open space for informal and/or formal	of residential including A			, c	
	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	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 3a and 3b?  • resolve an existing drainage problem?	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 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:  • 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 for water drainage
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) does not identify any issues at this location.

	HLAAGE072: Land over Woking Railw					
	* support safe communities by reducing crime levels?     * help reduce the fear of crime?     * ensure the timely provision of infrastructure to support communities?	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			9, 0111	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.  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	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?	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) O-10 minutes to nearest railway station G-10 minutes walk to a primary school If-20 minutes walk to a secondary school O-5 minutes walk to a GP  The site is within Woking Town Centre and within reasonable 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 and facilities in the community.

	SITE/0086/GLDE, SHLAAGE072: Land over Woking Railway Station, Station Approach. Woking, GU22 7AE 9.43 hectare site for mixed use development to comprise of residential including Affordable Housing, offices and retail							
	, , , , , , , , , , , , , , , , , , ,	<u> </u>			<b>.</b>			
Environmental objectives: protecting and enhancing our natural, built and historic environment								
6. Make the best use of previously developed land and existing buildings	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?	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 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	Would the development of the site / policy option:	Policy CS10.  Trends: since 2010, the target is being met and exceeded.  Targets: improve air quality. Source: Air Quality	-	-	-	The development will be above the railway station and will be exposed to significant amount of noise that might be difficult		
	<ul> <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.				to mitigate.		
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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	+	+	+	An opportunity to remediate any existing contamination on the site.		

	HLAAGE072: Land over Woking Railwa					
9.43 hectare site for	r mixed use development to comprise		ffordab	le Housir	ng, offic	es and retail
		sites with potential land contamination.				
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  avoid land take of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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.

	HLAAGE072: Land over Woking Railwa					
9.43 hectare site fo	r mixed use development to comprise		ffordab	e Housi	ng, offic	ces and retail
		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	would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  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	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).  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

	HLAAGE072: Land over Woking Railwarr mixed use development to comprise					
	F	<b>3</b>			,	Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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.
		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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved	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).

	HLAAGE072: Land over Woking Railwa					
	HLAAGE072: Land over Woking Railway mixed use development to comprise through remediation?  • provide adequate wastewater and sewerage infrastructure?  Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?					
		proportion of new residential development within 30 minutes public transport time of key services.				
	Economic ob	ojectives: building a strong, re	sponsive	and comp	etitive ec	conomy
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?	Targets: increase employment provision and job opportunities; increase access to and	+	+	+	Site is a mixed use site that will secure a significant amount of jobs.
encourage high	encourage provision of jobs accessible	participation in education.				

	HLAAGE072: Land over Woking Railwa					
	r mixed use development to comprise		ffordab	<u>le Housir</u>	ng, offic	es and retail
quality, low impact	to local residents?	Source: NPPF and				
development and	enable local people to work near their	Woking Economic				
education for all	homes?	Development Strategy				
	ensure the timely provision of infrastructure?	(2012)				
	support the implementation of BREEAM?	Trends: gradually increasing economically				
	support a better match between education and local employment opportunities?     improve access to and participation in education?	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	Would the development of the site / policy	population (2012/13).  Targets: increase in	+	+	+	Mixed-use development would bring forward commercial
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	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?	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				development, including retail.

SITE/0086/GLDE, SHLAAGE072: Land over Woking Railway Station, Station Approach. Woking, GU22 7AE							
9.43 hectare site for mixed use development to comprise of residential including Affordable Housing, offices and 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						
	falling (except in Horsell).						
	Overall Conclusions						
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 &	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/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)
- 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
- Opportunity for development to relocate community infrastructure to alternative location
- 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
- 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

	HLAAGW004: Goldsworth House, Den residential institution scheme	nton Way, Woking, GU21	3LG			
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				5
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement. It is anticipated that the site would yield a 20 bedroom hospice (SHLAA, 2014).  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.  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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?	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

	SHLAAGW004: Goldsworth House, Den	nton Way, Woking, GU21	3LG			
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 3a and 3b?  • 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 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	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?	Targets: Decrease deprivation, crime, antisocial 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	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.  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)?  • 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?	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. Source:  Core Strategy Policy CS18  Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is within:  Goldsworth Park Local Centre  30-45mins walking distance to Woking 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  10-20mins drive to Town Centre  within 250m of public footpath  within 250m of bus services and bus stops  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.
	·	ectives: protecting and enhand	ing our nat	tural, built a	and historic	environment
Make the best use     of previously     developed land and     existing buildings	Would the development of the site / policy option:  • support the use of and remediation of previously developed land?  • support higher density development	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.

	SHLAAGW004: Goldsworth House, Den	ton Way, Woking, GU21 3	3LG			
0.49 hectare site a	esidential institution scheme 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?	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				
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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.	-	?	?	Development means 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.
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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	Would the development of the site / policy option:  avoid land take of identified (including protected) habitats?  avoid fragmentation, and increase	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.

SITE/0005/GLDW, S	SHLAAGW004: Goldsworth House, Den residential institution scheme	ton Way, Woking, GU21	BLG			
0.45 Heotare Site a	connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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.				Where possible, habitats and habitat connections should be protected and enhanced.  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.  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.
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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.

	HLAAGW004: Goldsworth House, Den residential institution scheme	ton Way, Woking, GU21 3	BLG			
		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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  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	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 institution 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.  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 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 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
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	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.

	SHLAAGW004: Goldsworth House, Den residential institution scheme	J. C.	3LG			
		incorporates use of locally produced minerals and aggregates).				
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?	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).

	HLAAGW004: Goldsworth House, Der	nton Way, Woking, GU21	3LG			
U.49 nectare site a r	• be accommodated within the existing public transport constraints?     • lead to development within a main town, district or local centre?     • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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.				
	Fconomic		responsive	and comp	etitive ecor	nomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  improve access to and participation in education?	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	o 0	and comp	O O	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.  Development in this location would continue to enable people to live near places of work.  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.  Summary of optimising/mitigating measures:  Retain employment opportunities in the Local Centre

	HLAAGW004: Goldsworth House, Den	ton Way, Woking, GU21 3	BLG			
		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	Would the development of the site / policy option:  I ead to the loss of viable employment/jobs?  I 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?	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 local 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 Con	clusions			
Summary of Social Impacts & Issues	Contribution towards specialist housing requ Positive impact on health and well being; Excellent access to range of services and fa					

SITE/0005/GLDW, SHLAAGW004: 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

SITE/0021/MYSH, SHLAAMS021: Electricity Sub Station, North Road, Woking, GU21 5HS 0.16 hectare site for residential including Affordable Housing Decision-making criteria Indicators and targets **SA Objective** Short-Mediu Long-Comments term m-term term (justification of score + cumulative effects + mitigation 0-5yrs 5-20yrs 20+yrs measures) Social objectives: supporting strong, vibrant and healthy communities 1. Provision of Would the development of the site / policy Targets: 4.964 dwellings + Development would contribute to meeting overall housing sufficient housing option: from 2010–2027. 292 requirement, including affordable housing. The residential which meets the • facilitate meeting the Core Strategy dwellings per annum. 35% yield is tbc (SHLAA, 2014) but anticipate approximately 12 needs of the of all new homes to be dwellings. allocation as a minimum? community and affordable from 2010 to provide high quality housing? which is at an 2027. As a previously developed site of between 11 and 14 homes • provide the right type and size of Source: Core Strategy (and assumed to be more than 1,000 square metres of gross affordable price housing to meet local need? Policies CS10 & CS12 floorspace), under 0.5 ha site area, 40% affordable housing provide pitches for Gypsies and Improvement to number of provision would be required. Travellers? unfit homes. Source: • support the delivery of extra care or Woking Housing Strategy Optimising/mitigating measures: enhanced sheltered accommodation? 2011-2016 Affordable housing to be provided on site in line with support the provision of affordable 24 Gypsy and Traveller Policy CS12. If this can not be achieved then housing? pitches from 2012-2027, evidence will need to be submitted to support • support the provision of Lifetime Homes +9 pitches from 2027otherwise to meet identified needs? 2040. Source: Gypsy & Site to provide high quality homes that meet the • provide appropriate properties for a Traveller Accommodation construction and design standards set out in the change demographic profile? Assessment 2012 Core Strategy and relevant SPDs Provide a mix of dwellings types and sizes to Trends: housing address the nature of local needs as evidenced in completions beginning to rise to pre-2010 levels latest SHMA (Policy CS11) (upward trend). Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing. 2. Facilitate the Would the development of the site / policy Targets: increased life + + + Development would bring about positive impact on health improved health and option: expectancy and proportion and wellbeing via providing decent homes. wellbeing of the • support the provision of key health of people describing their population and health as good. Increased Development would encourage healthy lifestyles where services? reduce inequalities in participation in health and residential is close to services and facilities within the centre. • help improve the health of the health exercise activities. The site is within walking distance of Walton Road community e.g. encourage healthy Neighbourhood Centre and the health services therein. It is Source: Woking Service lifestyles? and Performance Plan also adjacent to open space and recreation facilities • reduce health inequalities? 2013-14 (Boundary Road Common). • improve accessibility to leisure and open space for informal and/or formal Trends: 86.3% of people recreation? describe their health as

	HLAAMS021: Electricity Sub Station, N		1 5HS			
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 3a and 3b?  • resolve an existing drainage problem?	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, 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.  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 (in part subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
Reduce poverty, crime and social exclusion	Would the development of the site / policy option:  address issues of deprivation?  help improve social inclusion?  support safe communities by reducing crime levels?	Targets: Decrease deprivation, crime, anti- social behaviour and number of benefit claimants. Source: Woking Service &	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. However, careful design of the scheme could reduce the fear

	HLAAMS021: Electricity Sub Station, N		1 5HS			
0.16 hectare site for	• help reduce the fear of crime?     • ensure the timely provision of infrastructure to support communities?	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				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	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?	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:  • 0-1333m access by foot to the Walton Road Neighbourhood Centre (within suitable walking distance)  • 10-20mins walking distance to Woking railway station  • 6-10 minutes walk to a primary school  • 21-25 minutes walk to a GP  • within 250m of public footpath  • within 250m of bus services and bus stops  • 0-10mins drive to Town Centre  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: Electricity Sub Station, Nor residential including Affordable Hou		1 5HS			
		ectives: protecting and enhance	sing our na	tural, built a	and historic	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.
6. Make the best use of previously developed land and existing buildings	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?	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 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
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	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.

	HLAAMS021: Electricity Sub Station, Nor residential including Affordable Hou		1 5HS			
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:  avoid land take of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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 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.  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:  Development should not have any negative impact on the adjacent common land
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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: Electricity Sub Station, N		1 5HS			
	Would the development of the site / policy option:  • improve the energy efficiency of the		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
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?  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.				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

	HLAAMS021: Electricity Sub Station, Nor residential including Affordable Hou		1 5HS			
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	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:

	HLAAMS021: Electricity Sub Station, Nor residential including Affordable Hou		1 5HS			
	<b>3</b>	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.
		objectives: building a strong,	responsive	and comp	etitive eco	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and	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	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: Electricity Sub Station, Nor residential including Affordable Hou		1 5HS			
education for all	homes? • ensure the timely provision of	Development Strategy (2012)				Due to the location of the site, it may lead to people living near to their places of work.
	infrastructure?  • support the implementation of BREEAM?  • support a better match between education and local employment opportunities?  • improve access to and participation in education?	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	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?	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: Electricity Sub Station, North Road, Woking, GU21 5HS 0.16 hectare site for residential including Affordable Housing						
0.16 nectare site in	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.						
Summary of Environmental	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 & Issues	Development would result in the loss of infrastructure.						

- 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
- 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)
- Remediation of land
- 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
- Development should not have any negative impact on the adjacent common land
- 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
- The loss of an infrastructure site would need to be mitigated through the re-provision of the site elsewhere in the borough
- The loss of an employment site would need to be mitigated through the re-provision of the site elsewhere in the borough

SITE/0035/MYSH, SHLAAMS035: Monument Hill Playing Fields, Alpha Road, Woking, GU22 8HF 3.05 hectare site for residential including Affordable Housing Indicators and targets SA Objective Decision-making criteria Short-Mediu Long-Comments (justification of score + cumulative effects + mitigation term m-term term 0-5yrs 5-20yrs 20+yrs measures) Social objectives: supporting strong, vibrant and healthy communities The site was allocated in the Woking Borough Local Plan 1. Provision of Would the development of the site / policy Targets: 4.964 dwellings sufficient housing option: from 2010–2027. 292 1999 (Policy HSG2). The development would contribute to meeting overall housing requirement, including affordable which meets the • facilitate meeting the Core Strategy dwellings per annum. 35% of all new homes to be housing. It is anticipated that the site would yield 30 needs of the allocation as a minimum? community and affordable from 2010 to dwellings (SHLAA, 2014). • provide high quality housing? which is at an 2027. • provide the right type and size of Source: Core Strategy affordable price housing to meet local need? As a greenfield site of over 15 homes and more than 1,000 Policies CS10 & CS12 square metres gross floorspace, over 0.5 ha site area, and in provide pitches for Gypsies and public ownership, 50% affordable housing provision would be Improvement to number of Travellers? unfit homes. Source: required. • support the delivery of extra care or Woking Housing Strategy enhanced sheltered accommodation? 2011-2016 Optimising/mitigating measures: support the provision of affordable 24 Gypsy and Traveller • Affordable housing to be provided on site in line with housing? pitches from 2012-2027, Policy CS12. If this can not be achieved then • support the provision of Lifetime Homes +9 pitches from 2027evidence will need to be submitted to support to meet identified needs? 2040. Source: Gypsy & otherwise provide appropriate properties for a Traveller Accommodation Site to provide high quality homes that meet the change demographic profile? Assessment 2012 construction and design standards set out in the Core Strategy and relevant SPDs Trends: housing Provide a mix of dwellings types and sizes to completions beginning to address the nature of local needs as evidenced in rise to pre-2010 levels (upward trend). latest SHMA (Policy CS11) Affordable housing target not being met (downward trend). Number of households on Housing Register high but decreasing. 2. Facilitate the Would the development of the site / policy Targets: increased life Development will bring about positive impact on health and improved health and option: expectancy and proportion wellbeing via providing decent homes. wellbeing of the • support the provision of key health of people describing their population and health as good. Increased Development will encourage healthy lifestyles where services? reduce inequalities in participation in health and residential is close to services and facilities within the centre. • help improve the health of the health exercise activities. The site is within 1km of Walton Road Neighbourhood Centre community e.g. encourage healthy Source: Woking Service and the health services therein. It is also within a short lifestyles? and Performance Plan walking distance of a doctor surgery on Alpha Road and • reduce health inequalities? 2013-14 therefore considered to be within a reasonable walking • improve accessibility to leisure and open distance of health facilities. space for informal and/or formal Trends: 86.3% of people recreation? describe their health as Development will make open space provision but would

		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.				result in the loss of open space and allotments. The site is also adjacent to a golf course which is valued for recreation.  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.  Optimising/mitigating measures:  • Areas of public open space should be re-provided on site;  • Reprovision of allotments elsewhere
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 3a and 3b?  • resolve an existing drainage problem?	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.  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.  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).  A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 (NPPF, para. 103)  Optimising/mitigating measures:  • 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
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, antisocial behaviour and number of benefit claimants.	0	0	0	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.

	<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>	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.		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	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?	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:  1km of Walton Road Neighbourhood Centre 20-30 minutes to nearest railway station 0-5 minutes walk to a primary school 21-25 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  The site is outside of the Neighbourhood Centre and is beyond reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities would generally not be reduced. However there is a GP within walking distance.  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 allotments community facility. 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 community facility will need to be justified  Improve access to key services and facilities
	Environmental obj	ectives: protecting and enhance	ing our nat	tural, built a	and historic	environment
6. Make the best use of previously developed land and existing buildings	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?	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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.	-	?	?	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 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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	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	Would the development of the site / policy option:  avoid land take of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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 enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?	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	Development of this site will not have adverse impacts on 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.

	- load to the improved management	I I			1	
	lead to the improved management,	Tranda, little abango in				Ontimining/mitigating managers
	restoration and/or sensitive reuse of a	Trends: little change in				Optimising/mitigating measures:
	heritage asset or culturally important	status of heritage assets				Improve access to green infrastructure;
	building?	(4 Grade I, 10 Grade II*,				Retain high quality trees.
	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	Monuments, 3 registered				
		parks and gardens, 25				
	assets?	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 5 of the
change – particularly	<ul> <li>improve the energy efficiency of the</li> </ul>	increase energy from				Code for 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 reasonable accessibility to most local
production of energy	gain through orientation?	Energy Directive and Core				facilities, and should ensure emissions from private car use
from low and zero	help minimise the use of energy through	Strategy Policy CS23.				do not significantly increase as a result of the development.
carbon technologies	design and occupation?	Dwellings to meet energy				
and renewable	reduce the emission of greenhouse	and water categories of				Development of the site could potentially lead to an increase
sources – and adapt	•	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
to its impacts	facilitate the generation/use of	CS22.				adaptation measures (such as SuDS).
	renewable energy?					adaptation measures (such as Subs).
	<ul> <li>support decentralised energy</li> </ul>	Increase green				The manufacture of the material increase in contrast
	generation?	infrastructure for				The neutral score reflects the potential increase in carbon
	• support the development of on or off-site	adaptation purposes				emissions through private car use, and potential increase in
	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.
	support the co-ordination of green	CS9 & CS22.				
	infrastructure?					Optimising/mitigating measures:
		Trends: decreasing local				Design of the development to have regard to incorporation of
	• increase the capacity of the habitat to	CO2 emissions (to 2010);				SuDS and other adaptation measures such as green
	act as a carbon sink?	increase in sustainably				infrastructure features
	increase the resilience of the habitat to	constructed dwellings.				
	climate change impacts?					Design of development to achieve Code for Sustainable
<u> </u>	1	1		1	1	C. Gotolopc.i. to dolliero occio foi occidinabio

	support the implementation of the Code for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15					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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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).	-	-	-	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.  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 reprovided.  Optimising/mitigating measures: Re-provision of allotment pitches
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?	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	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.  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).

15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	<ul> <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>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>	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 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	0	0	0	Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure  The site is outside of a reasonable walking distance of Walton Road Neighbourhood Centre, where shops and 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 sustainable transport infrastructure.
		within 30 minutes public transport time of key services.				
	Economic	objectives: building a strong,	responsive	and comp	etitive econ	nomy
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				issues are largely inapplicable.
employment and	encourage diversity and quality of	job opportunities; increase				
productivity, and encourage high	employment in the Borough?	access to and participation in education.				
quality, low impact	encourage provision of jobs accessible to local residents?	Source: NPPF and				
development and	to local residents?     enable local people to work near their	Woking Economic				
education for all	homes?	Development Strategy (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				
		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;	Ü		Ü	local economy. Due to the distance of the site from
development	lead to the loss of viable	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	deliver sufficient employment land?	and industrial floorspace;				
economy and, in	provide for the needs of business in	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);				
		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				
i	1	1100100000 (2010/0111		1	i	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 Impacts & Issues	The site could provide housing and associated benefits such as affordable housing, which is needed in the area; Potential negative impact on health and wellbeing through the loss of open space and allotments; Average access to services and facilities.
Summary of Environmental Impacts & Issues	Loss of green field land; Loss of allotments; Within reasonable walking distance of public transport.
Summary of Economic Impacts & Issues	

- 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)
- Areas of public open space should be re-provided on site
- Re-provision of allotment pitches
- 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
- 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
- Loss of community facility will need to be justified
- Improve access to key services and facilities
- Mitigate negative impact of adjacent railway line
- 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
- Retain high quality trees
- Improve accessibility to local services by foot and cycle
- Conduct a Transport Assessment to determine impact on local road network and incorporation/improvement of sustainable transport infrastructure

	SHLAAMS037: 101-121 Chertsey Road, or mixed-use development to comprise		ncludina	a Afford:	ahle Hoi	ısina
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	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 104 dwellings (SHLAA, 2014).  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.  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.  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)  • 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
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option: • support the provision of key health services? • help improve the health of the	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

	HLAAMS037: 101-121 Chertsey Road,					
	community e.g. encourage healthy lifestyles?  • reduce health inequalities?  • improve accessibility to leisure and open space for informal and/or formal recreation?	e offices and residential i 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	ncludin	g Afforda	able Ho	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	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 3a and 3b?  • resolve an existing drainage problem?	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, 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:
						<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>

	SHLAAMS037: 101-121 Chertsey Road, for mixed-use development to compris		ncludin	g Afford	able H	ousing
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	Indices of Multiple Deprivation (IMD, 2010) does not identificant any issues at this location.  Whilst the housing element of the development will overal have a neutral impact on this objective, the development is 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	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	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) O-10 minutes to nearest railway station G-10 minutes walk to a primary school 21-25 minutes walk to a secondary school G-10 minutes walk to a GP within 250m of cycle route and public footpath within 250m of bus services and bus stops

	HLAAMS037: 101-121 Chertsey Road,			A.C. 1		
0.39 hectare site to	cultural uses?	e offices and residential i	ncludin	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 object	I tives: protecting and enhancir	l ng our nat	ural, built a	and histo	I ric environment
6. Make the best use of previously developed land and existing buildings	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?	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.
7. Minimise air, light and noise pollution	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?  ensure people are not exposed to greater levels of noise?  ensure people are not exposed to light pollution?	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 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.

	SHLAAMS037: 101-121 Chertsey Road,					
0.39 hectare site for	or mixed-use development to comprise		ncluding	g Afforda	<u>able Ho</u>	using
		an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF.	0	0	0	Development of the site is predicted to have a neutral impact.
	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 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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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.

	SHLAAMS037: 101-121 Chertsey Road,					
0.39 hectare site for	or mixed-use development to comprise		including	g Afford	able Ho	using
		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 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 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 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

	HLAAMS037: 101-121 Chertsey Road,		ام داد داد د	Aff ad	abla IIa	
	or mixed-use development to comprise					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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:     support the improvement of water quality?     support the efficient use of water resources?     operate within the existing capacities for	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,

	HLAAMS037: 101-121 Chertsey Road,					
	water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?  Would the development of the site / policy option:  • reduce the need to travel, particularly by		ncluding +	g Afforda +	able Ho	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  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
transport options and make the best use of existing transport infrastructure	car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 services.				encourage the use of sustainable methods of transport including walking, cycling and public transport. It will also reduce the need to travel.
		pjectives: building a strong, re			1	
16. Maintain high and	Would the development of the site / policy	Targets: increase	+	+	+	Mixed-use development will bring forward commercial use,

	HLAAMS037: 101-121 Chertsey Road,					
			ncluding	g Afforda	able Hou	
stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?     • improve access to and participation in education?	e offices and residential i 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	ncluding	g Afforda	able Ho	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	Would the development of the site / policy	7% of the Borough's population (2012/13).  Targets: increase in		1		Mixed-use development would bring forward high quality
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>vouid 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>	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	+	+	+	commercial development within Woking Town Centre that would support a vibrant town centre and local economy.

SITE/0037/MYSH, SHLAAMS037: 101-121 Chertsey Road, Woking, GU21 5BG							
0.39 hectare site for mixed-use development to comprise offices and residential including Affordable Housing							
	• 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 requir	ement;					
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		encourage provision of jobs accessible to local residents;					
Economic Impacts &	Commercial development of the site would p	Commercial development of the site would provide for the needs of business in urban areas;					
Issues	Development would support and enhance the	e economy of the Town Centre.					
Summary of optimising	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)
- 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
- 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).
- 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
- Design of the development would have to provide suitable wastewater and sewerage infrastructure
- 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
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- 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 should facilitate the reduction of waste and the recycling and composting of the waste produced.

SITE/0085/MYSH, SHLAAMS007: 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.

	d this meets the objectives of Policy C					
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		
		bjectives: supporting strong, v	ibrant and	d healthy	communit	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 77 dwellings (SHLAA, 2014).  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.  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.  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)  • 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
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.

SITE/0085/MYSH, SHLAAMS007: 1 to 5 Elliot Court, North Road, to the rear of 1 to 13 North Road, and 95-105 Maybury Road, Woking, GU21 5JL							
			ordable	Housin	g and o	ffices. Alternative employment use would be	
	d this meets the objectives of Policy C						
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.				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	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 3a and 3b?  • resolve an existing drainage problem?	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	

0.77 hectare site fo		e residential including Aff				105 Maybury Road, Woking, GU21 5JL  ffices. Alternative employment use would be
						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, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.  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.  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	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,	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18  Trends: increased	0	0	0	The site is located within:  O-400 (approximately) 10 minutes access by foot of the adjacent Walton Road Neighbourhood Centre (within suitable walking distance)  10-20 minutes walk of Woking Town Centre

0.77 hectare site for		e residential including Af				105 Maybury Road, Woking, GU21 5JL ffices. Alternative employment use would be
acceptable provide	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.				0-1333m access by bicycle to nearest centre     10-20 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     within 250m of cycle route and public footpath     within 250m of bus services and bus stops  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.
		ctives: protecting and enhancing	g our na	tural, built	and histo	
6. Make the best use of previously developed land and existing buildings	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?	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.  The development would support the use and remediation of contaminated 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 designation?	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light	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

SITE/0085/MYSH, SHLAAMS007: 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. and noise pollution. help to improve air quality? provides opportunities to walk to key services, jobs and Source: Core Strategy shops and therefore reduces the likelihood of congestion. • support specific actions in designated Obiective and subsequently air pollution from traffic. AQMAs? • avoid an increase in congestion which Trends: one AQMA Optimising/mitigation measures: may cause pollution from traffic? (increasing trend), and an Opportunities to optimise use of sustainable transport. • ensure people are not exposed to air quality "hot spot" at greater levels of noise? Constitution Hill area. • ensure people are not exposed to light Light pollution is not pollution? currently considered to be an issue in the Borough. 8. Reduce land Would the development of the site / policy Targets: reduce land The development will support the remediation of + contamination and option: contamination and avoid contaminated land and reduce the risk of creating further safeguard • avoid development on Agricultural Land development on Grade 1, contamination. 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 0 0 Would the development of the site / policy Targets: maintain and Previously developed site, no ecological designations. enhance biodiversity option: enhance biodiversity. Source: Core Strategy avoid landtake of identified (including Optimising/mitigation measures: protected) habitats? Obiectives (Surrev Biodiversity Action Plan All housing allocations are required to make a contribution to avoid fragmentation, and increase avoid harm to the SPA. Targets under revision). 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 Development of this site will not have adverse impacts on enhance and where enhance cultural and natural or heritage assets. option: 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

SITE/0085/MYSH, S	HLAAMS007: 1 to 5 Elliot Court, North	Road, to the rear of 1 to	13 Nortl	n Road, a	and 95-1	05 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.								
cultural assets and landscapes of Woking	conserve and/or enhance heritage assets and their settings?     lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?     conserve and/or enhance cultural assets?     improve access to the natural and historic environment and cultural assets?	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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or off-site CHP and/or link to an existing CHP facility?	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 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		

						105 Maybury Road, Woking, GU21 5JL
			fordable	Housin	g and o	offices. Alternative employment use would be
acceptable provide	d this meets the objectives of Policy C				·	
	<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.				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 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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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.

SITE/0085/MYSH, SHLAAMS007: 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. Trends: increase in Optimising/mitigating measures: Design of development should facilitate the reduction of recycling and composting: waste and the recycling and composting of the waste decrease in waste going to landfill. produced 14. Maintain and Would the development of the site / policy Targets: achieve at least 0 0 Planning policy requirements should ensure the development is water efficient by achieving Level 4 or 5 of the Code for 'good' status in all water improve water quality option: Sustainable Homes and BREEAM 'very good' for any nonof the region's rivers bodies by 2015. Source: • support the improvement of water and groundwater, Water Framework residential buildings over 1,000 sqm., depending on the siting quality? of the proposed development. This will be determined on a and manage water • support the efficient use of water Directive. resources Decrease consumption of case by case basis. resources? sustainably water to • operate within the existing capacities for 105litres/person/day in The Environment Agency has confirmed that there are no water supply and wastewater homes. Source: Core Groundwater Source Protection Zones within the Borough. treatment? Strategy Policy CS22. and the site is not located near the Borough boundary (and • prevent water resource pollution? any development is therefore unlikely to affect zones within facilitate water quality to be achieved Trends: river quality in the neighbouring boroughs). through remediation? Borough remains • provide adequate wastewater and poor/moderate: Optimising/mitigating measures: sewerage infrastructure? Design of the development would have to provide suitable consumption of water remains high. wastewater and sewerage infrastructure 15. Reduce the need Would the development of the site / policy Targets: decrease travel Site lies adjacent to Walton Road Neighbourhood Centre and to travel, encourage by car: decrease need to is within a short distance of Town Centre and promotes safe, sustainable • reduce the need to travel, particularly by travel and distance sustainable forms of travel. It is within the Woking High transport options and travelled; increase use of Accessibility Zone where there is a lower car parking car/van/lorry? make the best use of non-car modes; increase requirement for new residential and non-residential uses. • reduce the need for car ownership? existing transport level of satisfaction with This should encourage the use of sustainable methods of • support improved provision for cycling? infrastructure ease of access to work by transport including walking, cycling and public transport and support improved provision for walking? also reduce the need to travel. any 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.? bicycle remains static (2.66% in 2011 vs. 2.7% in 2001): increase in cycling infrastructure resulting in 53% increase

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acceptable provide	acceptable provided this meets the objectives of Policy CS5.								
		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 of	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	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?  • improve access to and participation in education?	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	+	+	+	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.			

					-105 Maybury Road, Woking, GU21 5JL
			dable Housi	ing and o	offices. Alternative employment use would be
acceptable provide	d this meets the objectives of Policy C				
		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	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?	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	The loss of warehouse premises would result in the loss of viable employment/jobs. The provision of modern commercial premises as part of a mixed-use development of this site could provide alternative employment opportunities.  The short-term negative score reflects the loss of a range of smaller local businesses, which would need to be relocated and become re-established over time.  The mixed-use development of this site could support and enhance the economy of the adjacent Walton Road Neighbourhood Centre.  Optimising/mitigating measures: Relocation of existing businesses
Summary of Social	Positive contribution towards housing requir	ement;			
Impacts & Issues	Positive impact on health and wellbeing.	<u> </u>			
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 trav	∕el.		
Summary of	Loss of existing commercial warehouse use				
Economic Impacts &	Development would support and enhance the		bourhood cen	tre.	
Issues	The state of the s	, ,		-	
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)
- 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
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)

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- 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
- 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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 21 dwellings (SHLAA, 2014).  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 rent and shared ownership tenures.  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.  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)  • 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
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.  Development will encourage healthy lifestyles where

	HLAAMS039: Walton Road Youth Cen r residential including Affordable Hou			5DL		
population and reduce inequalities in 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?	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.				residential is close to services and facilities within the centre.  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.  It is also within walking distance of Brookhouse Common (150m) and Boundary Road Common (250m).  Optimising/mitigation measures:  • Re-provision on site or relocation of existing community use
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 3a and 3b?  • resolve an existing drainage problem?	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	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	Targets: Decrease deprivation, crime, antisocial behaviour and number of benefit claimants.  Source: Woking Service & Performance Plan 2013-14	0	0	0	Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall deprivation.  The community use would be as a replacement of the existing.  Overall development will have neutral impacts on this

	infrastructure to support communities?					objective. However, careful design of the scheme could
		Trends: Number of people claiming Job Seekers				reduce the fear of crime.
		Allowance decreased				Optimising/mitigating measures:
		between 2010-2014.				Design of the scheme to seek to design out crime
		Total number of people 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				
		and crime.				
5. To improve accessibility to all	Would the development of the site / policy option:	Targets: improve accessibility to all services	0	0	0	The site is located within:
services and facilities	provide local community services (e.g. education, health, leisure and	and facilities. Source: Core Strategy Policy				<ul> <li>adjacent to Walton Road Neighbourhood Centre (within suitable walking distance)</li> </ul>
	recreation)?	CS18				adjacent to Woking Town Centre
	improve access to existing key services	Translatinaraaad				<ul> <li>0-10min distance to Woking town centre</li> </ul>
	including education, employment, recreation, health, community services,	Trends: increased accessibility to local				0-10 minutes to nearest railway station
	cultural assets, historic environment?	services by public				<ul><li>6-10 minutes walk to a primary school</li><li>21-25 minutes walk to a secondary school</li></ul>
	help support existing community	transport over last three years.				6-10 minutes walk to a GP
	facilities? • help support the provision of religious	years.				within 250m of cycle route and public footpath
	cultural uses?					<ul> <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 help to support existing services and facilities.

	HLAAMS039: Walton Road Youth Cent			5DL		
0.09 nectare site for	residential including Affordable Hou	sing, and community use	<u>s</u>			The development would retain access to existing key 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	g our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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 require remediation of contaminated land. Redevelopment would address potential existing contamination on the site.
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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 of

SITE/0039/MYSH, S	HLAAMS039: Walton Road Youth Cent	re, Walton Road, Woking	, GU21	5DL		
0.09 hectare site fo	r residential including Affordable Hou		S			
contamination and safeguard agricultural soil quality	option:	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.				contaminated land.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.

SITE/0039/MYSH, S	HLAAMS039: Walton Road Youth Cent	tre, Walton Road, Woking	, GU21	5DL		
	r residential including Affordable Hou					
		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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  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	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	Would the development of the site / policy	Targets: increase use of	0	+	+	Planning policy requirements will allow for the development

	HLAAMS039: Walton Road Youth Cen r residential including Affordable Hou			5DL		
impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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).				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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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

	HLAAMS039: Walton Road Youth Cen			5DL		
0.09 hectare site for	r residential including Affordable Hou	sing, and community use consumption of water remains high.	es			
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 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.
16 Maintain high and		ojectives: 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	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?	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy	0	0	0	As an allocation for residential development, employment issues are largely inapplicable.

	HLAAMS039: Walton Road Youth Cen			5DL		
0.09 hectare site fo	residential including Affordable Hou     ensure the timely provision of infrastructure?     support the implementation of BREEAM?     support a better match between education and local employment opportunities?     improve access to and participation in education?	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).	es			
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?	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		-	-	Development would result in the loss of employment/jobs.  Optimising/mitigating measures: Relocation of existing community infrastructure

SITE/0039/MYSH, SHLAAMS039: Walton Road Youth Centre, Walton Road, Woking, GU21 5DL					
0.09 nectare site to	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; Loss of community facility – resulting in reduced accessibility to community services.				
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; Remediation of contaminated land; Edge of neighbourhood centre location promotes use of sustainable modes of travel.				
Summary of Economic Impacts & Issues	Loss of community infrastructure would result in the loss of employment/jobs.				

## 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)
- 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
- All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)
- Re-provision on site or relocation of existing community use
- Design of the scheme to seek to design out crime and reduce the fear of crime
- 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
- 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 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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 11 dwellings (SHLAA, 2014).  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.  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, 40% affordable housing provision would be required.  Optimising/mitigating measures:  • 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  • 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)  • 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
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.

	HLAAMS070: Former Woking Liberal ( or residential including Affordable Hou		ng, GU2	1 5DL		
wellbeing of the population and reduce inequalities in health	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?	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.				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	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 3a and 3b?  • resolve an existing drainage problem?	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 account SuDS and provide suitable surface and foul

	SHLAAMS070: Former Woking Liberal (		ng, GU2	1 5DL		
U.U/ nectare site fo	or residential including Affordable Hou	Sing				water drainage  Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	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. 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> </ul>	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18  Trends: increased accessibility to local services by public	+	+	+	The site is located within:  Walton Road Neighbourhood 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  Adjacent to Woking Town Centre

	SHLAAMS070: Former Woking Liberal ( or residential including Affordable Hou		ng, GU2	1 5DL		
	<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>within 250m of cycle route and public footpath</li> <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 objec	tives: protecting and enhancir	ng our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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 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.

	SHLAAMS070: Former Woking Liberal Corresidential including Affordable Hou		ng, GU2	1 5DL		
olor mootume one in	<b>3</b>	an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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.

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0.07 hectare site for	or residential including Affordable Hou		_			
		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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site CHP and/or link to an existing CHP facility?  support the co-ordination of green infrastructure?	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 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 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
	<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>	CO2 emissions (to 2010); increase in sustainably constructed dwellings.				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	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

	HLAAMS070: Former Woking Liberal ( or residential including Affordable Hou		ıg, GU2	1 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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	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

	HLAAMS070: Former Woking Liberal (		ng, GU2	1 5DL		
0.07 hectare site fo	r residential including Affordable Hou		I	1	1	
		remains high.				
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 in roycle 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 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.
40 Maintain bink		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	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	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (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.

	HLAAMS070: Former Woking Liberal (		ig, GU2	1 5DL		
0.07 hectare site for	or residential including Affordable Hou infrastructure?  • support the implementation of BREEAM?  • support a better match between education and local employment opportunities?  • improve access to and participation in education?	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	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?	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	+	+	+	Through the provision of retail premises, the site would have a positive impact on employment and jobs. It would also support the vibrancy and viability of Walton Road Neighbourhood Centre.

	SITE/0070/MYSH, SHLAAMS070: Former Woking Liberal Club, Walton Road, Woking, GU21 5DL 0.07 hectare site for residential including Affordable Housing						
U.U/ nectare site 10	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; Neighbourhood Centre location promotes use of sustainable modes of travel.						
Summary of Economic Impacts & Issues	Create locally accessible jobs; Positive contribution to the Walton Road Neighbourhood Centre.						

## 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)
- 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
- All housing allocations are required to make a contribution to avoid harm to the SPA
- 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
- 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
- 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

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	iies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	Would the development of the site / policy 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	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 in terms of this objective.

SITE/0011/MYSH, S 0.65 hectare site fo	HLAAMS011: Former Gas Works, Bou or industrial use open space for informal and/or formal recreation?	ndary Road, Woking, GU  Trends: 86.3% of people	21 5BX			
		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	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 3a and 3b?  • resolve an existing drainage problem?	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 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)
Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Deprivation (IMD, 2010) identifies this postcode location as being slightly above average in terms of overall

	HLAAMS011: Former Gas Works, Bou	ndary Road, Woking, GU	21 5BX			
0.65 hectare site for						
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.				deprivation.  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 and reduce the fear of crime. For example, designing in natural surveillance
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?	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:  400-800m access by foot to the Neighbourhood Centre (within suitable walking distance)  0-1333m by bicycle to Walton Road Neighbourhood Centre  10-20 minutes walk of Woking Town Centre  10-20 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 outside of the Neighbourhood Centre but is within

	SHLAAMS011: Former Gas Works, Bou	ndary Road, Woking, GU	121 5BX			
0.65 hectare site for	or industrial use					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 objec	I tives: protecting and enhancir	l ng our nat	tural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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>	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 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 optimise use of sustainable transport.

	SITE/0011/MYSH, SHLAAMS011: Former Gas Works, Boundary Road, Woking, GU21 5BX 0.65 hectare site for industrial use							
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	The development will support the remediation of contaminated land.		
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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.		

	SHLAAMS011: Former Gas Works, Bou	ndary Road, Woking, GU	21 5BX			
0.65 hectare site for						
		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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  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	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 industrial 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.  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 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

SITE/0011/MYSH, S 0.65 hectare site fo	HLAAMS011: Former Gas Works, Bou	ndary Road, Woking, GU	21 5BX			
0.00 nectare site 10	i mudstriar usc					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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	+	+	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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 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 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	Would the development of the site / policy option:	Targets: achieve at least 'good' status in all water	0	0	0	Planning policy requirements should ensure the development is water efficient by achieving BREEAM 'very good'.

	HLAAMS011: Former Gas Works, Bou	ndary Road, Woking, GU	21 5BX			
of the region's rivers and groundwater, and manage water resources sustainably	support the improvement of water quality?     support the efficient use of water resources?     operate within the existing capacities for water supply and wastewater treatment?     prevent water resource pollution?     facilitate water quality to be achieved through remediation?     provide adequate wastewater and sewerage infrastructure?	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.				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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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	+	+	+	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.

SITE/0011/MYSH, S 0.65 hectare site for	HLAAMS011: Former Gas Works, Bou or industrial  use	ndary Road, Woking, GL	121 5BX			
order restarts one re		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 quality, low impact development and education for all	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?  • improve access to and participation in education?	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 population (2012/13).	+	+	+	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 residentia area.  The site will be required to meet BREEAM very good standards.
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support	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	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office space. Source: Economic	+	+	+	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.

SITE/0011/MYSH, S	SHLAAMS011: Former Gas Works, Boun	ndary Road, Woking, GU21 5BX		
0.65 hectare site for	or industrial use			
and enhance economies of town, district, local and neighbourhood centres	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?	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 Conclusions		
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			
Summary of	Provide employment/jobs that are accessible to the local population;			
Economic Impacts & Issues	Improve the vibrancy of the Monument Way	West Industrial Area.		

## Summary of optimising/mitigating measures:

- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- Undertake feasibility study for connection to CHP network for high energy uses
- 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
- 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 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	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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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 th town centre.

SITE/0041/MYSH, S 0.05 hectare site for	SHLAAMS041: 29-31 Walton Road, Wok or residential	king, GU21 5BX				
	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.				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	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 3a and 3b?  • resolve an existing drainage problem?	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.
Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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	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. 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

SITE/0041/MYSH, S 0.05 hectare site fo	HLAAMS041: 29-31 Walton Road, Wok or residential	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	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?	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:  Walton Road Neighbourhood Centre adjacent to Woking Town Centre O-10 minutes to nearest railway station G-10 minutes walk to a primary school 21-25 minutes walk to a secondary school G-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 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.
	Environmental object	tives: protecting and enhancir	ng our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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	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 and would support a higher density development. It will make effective use of the land.

	SHLAAMS041: 29-31 Walton Road, Wok	king, GU21 5BX				
0.05 hectare site for						
	<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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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 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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?	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	HLAAMS041: 29-31 Walton Road, Wok	ing, GU21 5BX				
0.05 hectare site fo	or residential	J,				
	<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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.
11. Reduce the causes of climate	Would the development of the site / policy option:	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	improve the energy efficiency of the	increase energy from				Sustainable Homes.

	HLAAMS041: 29-31 Walton Road, Wok	ing, GU21 5BX				
0.05 hectare site for						
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</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				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
	<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.				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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	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	SHLAAMS041: 29-31 Walton Road, Wok or residential	any, our Jux				
sustainable management of waste	waste? • minimise waste in the construction process?	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				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
		to landfill.				produced
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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 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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport,	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.	+	+	+	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.

SITE/0041/MYSH S	HLAAMS041: 29-31 Walton Road, Wok	ring GU21 5RY				
0.05 hectare site for		ang, Goz i JbA				
vivo neciale site lu	health centres etc.?	58.9% in 2001) and by				
	riediti certifes 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.				
	Economic of	bjectives: building a strong, re	cnoncivo	and comp	otitivo oo	onomy
16. Maintain high and	Would the development of the site / policy	Targets: increase	sponsive	0 0	0	Development would result in a loss of a retail unit.
stable levels of	option:	employment provision and	_	0	0	Development would result in a loss of a retail unit.
employment and	encourage diversity and quality of	job opportunities; increase				
productivity, and	employment in the Borough?	access to and				
encourage high		participation in education.				
quality, low impact	encourage provision of jobs accessible	Source: NPPF and				
development and	to local residents?	Woking Economic				
education for all	enable local people to work near their	Development Strategy				
education for all	homes?	(2012)				
	ensure the timely provision of	(2012)				
	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				
		ZUTU. HUWEVEL, HUITIDEL				

SITE/00/1/MVSH C	HLAAMS041: 29-31 Walton Road, Wok	ing CII21 SPY				
0.05 hectare site for	onicamiviou41. 25-51 Wallott ROAU, WOK	ilig, GUZT 3DA				
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		0	0	The development of the site would result in the loss of a retail
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	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?	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).				unit within the Neighbourhood Centre. Although this would lead to the loss of viable employment/jobs, it is not expected to have a significant impact on the local economy or the vibrancy of the Walton Road Neighbourhood Centre.
		Overall Concl	usions			
Summary of Social	Positive contribution towards housing require	ement;				
Impacts & Issues	Positive impact on health and wellbeing.					
Summary of	Efficient use of brownfield land;					
Environmental Impacts & Issues	Neighbourhood Centre location promotes us		/el.			
Summary of Economic Impacts & Issues	Loss of retail premises within the Neighbourh	nood Centre.				
Summary of optimising	/mitigating measures:					

## SITE/0041/MYSH, SHLAAMS041: 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

#### SITE/0099/MYSH, SHLAAMS092: 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 **SA Objective Decision-making criteria** Indicators and targets Mediu Comments Short-Long (justification of score + cumulative effects + mitigation term m--term 0term 20+yr measures) 5yrs 5-S 20yrs Social objectives: supporting strong, vibrant and healthy communities 1. Provision of Would the development of the site / policy Targets: 4,964 dwellings Development would contribute significantly to meeting overall sufficient housing from 2010–2027. 292 housing requirement, including affordable housing. It is option: which meets the dwellings per annum. 35% anticipated that the site would yield 250 dwellings (SHLAA, facilitate meeting the Core Strategy needs of the of all new homes to be 2014). allocation as a minimum? community and affordable from 2010 to • provide high quality housing? which is at an 2027. This is a significant development of a scale unprecedented in • provide the right type and size of Source: Core Strategy the Borough and for which the primary objective is to seek affordable price housing to meet local need? Policies CS10 & CS12 qualitative improvement of housing through regeneration. provide pitches for Gypsies and Improvement to number of This is recognised by the double positive scoring in the Travellers? unfit homes. Source: medium to long term, although the site would not provide 292 • support the delivery of extra care or net additional dwellings (the equivalent to one year housing Woking Housing Strategy enhanced sheltered accommodation? 2011-2016 supply, the threshold used in this sustainability appraisal to • support the provision of affordable 24 Gypsy and Traveller differentiate when scoring between sites that positively or housing? pitches from 2012-2027, very positively meet SA objective 1). • support the provision of Lifetime Homes +9 pitches from 2027to meet identified needs? 2040. Source: Gypsy & A single rather than double positive is indicated in the short-• provide appropriate properties for a Traveller Accommodation term, recognising that relatively fewer dwelling completions change demographic profile? Assessment 2012 are typically delivered during the earliest phase of construction. Trends: housing completions beginning to Development should support the delivery of sheltered rise to pre-2010 levels accommodation as well as promote Lifetime Homes (upward trend). requirements across all housing types in line with Policy

CS13.

The site is located within the Maybury and Sheerwater

would contribute towards improving the current tenure imbalance in the area by providing family affordable homes

rent and shared ownership tenures.

Priority Place area and through compliance with Policy CS5

(2+ bedrooms) as well as giving priority to the intermediate

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 be required (further information regarding the site required to

Affordable housing target

not being met (downward

Number of households on

Housing Register high but

trend).

decreasing.

and recreation	ina radinada					determine).
						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)  • 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  • Development should support the delivery of sheltered accommodation as well as promote Lifetime Homes requirements across all housing types in line with Policy CS13
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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?	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 recreation	niai iaciiilics	and stroke slightly higher	1	1	1	open space for both formal and informal recreation. Access
		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.				to the Basingstoke Canal tow path should also be improved to encourage walking and cycling.  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.  The site contains overhead power lines. This could have a negative impact on the health of people working on the site.  Optimising/mitigating measures:  Re-provision of the Athletics Track Improved club facilities for Sheerwater FC Provision of a leisure centre Provision of accessible and high quality open space 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
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 3a and 3b?  • resolve an existing drainage problem?	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 layout design should seek to incorporate mitigation measures. A 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 Counc 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 developers to work towards replicating greenfield run-off situations (e.g.

and recreation	onal facilities	1		ı	1	
						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:         Flood Risk Assessment         Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage         Further investigation into the existing drainage situation of the site should be carried out         Locate development only on land within Flood Zone
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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	++	++	++	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.  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.  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.  This benefit is considered to outweigh the neutral scoring in terms of some of the other elements of this objective, such as crime reduction.  Optimising/mitigating measures:

and recreatio		have increased. Increase				Design of the polynome to easily to design out order-
		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	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?	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:  Sheerwater Neighbourhood Centre 20-30 minutes walk of Woking Railway Station 0-5 minute walk to a primary school 0-5 minute walk to a secondary school 0-5 minute walk to a GP within 250m of cycle route and public footpath within 250m of bus services and bus stops  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 local 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.

						Optimising/mitigating measures:  • Provide a range of local community services and facilities
	Environmental object	tives: protecting and enhancir	g our nat	ural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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	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?  ensure people are not exposed to greater levels of noise?  ensure people are not exposed to light pollution?	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	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 to mitigate the impact of noise and light pollution, particularly follocal 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 of potential light pollution the site will generate.  Optimising/mitigation measures: Opportunities to optimise use of sustainable transport

						Mitigation measures for sources of light and noise pollution
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	The impacts on this objective is predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  • avoid landtake of identified (including protected) habitats?  • avoid fragmentation, and increase connectivity, of habitats?  • avoid recreational impacts on habitats?  • avoid adverse hydrological impacts on habitats?  • avoid the impacts of vehicle emissions on habitats?  • avoid the impact of light on habitats?  • preserve and protect existing habitats?  • provide opportunities for enhancement and/or creation of biodiversity?	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 of 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 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 Mitigation measures to minimise noise pollution Enhance green infrastructure Protect and enhance, were possible, the Basingstoke Canal

and recreation						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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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	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.  Development of this site will have to be carefully designed to 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.  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 open spaces.  The development should not have any impact on heritage or culturally important buildings.  Optimising/mitigation measures: Screening of the development from the Basingstoke Canal Conservation Area Improving green infrastructure assets and creating new ones
11. Reduce the causes of climate change – particularly by increasing energy efficiency and the production of energy	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?	Targets: decrease in carbon emissions and increase energy from renewable sources. Source: 2009 Renewable Energy Directive and Core	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.

33 hectare site for and recreatio		ng and a significant prop	ortion of	family a	ffordab	le homes, retail, community, open space and leisure
carbon technologies and renewable sources – and adapt to its impacts	design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  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	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			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 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  Undertake feasibility study for connection to CHP network
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?	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	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/0099/MYSH, SHLAAMS092: Land within Sheerwater Priority Place , Albert Drive, Woking, GU21 5RE

	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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 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
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	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 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).  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.

	HLAAMS092: Land within Sheerwater					ole homes, retail, community, open space and leisure
and recreation		ig and a digimidant prope	J. ( 0.	· · · · · · · · · · · · · · · · · · ·	O. GGS	one memos, rotain, community, open space and following
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 contains the Sheerwater Neighbourhood Centre. There is also the opportunity to develop various recreation, health, community and retail facilities within the site area to reduce the need to travel.  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.  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.  Optimising/mitigating measures: Mixed use development to reduce the need to travel Improved walking and cycling routes into and through the development Better distribution of the public transport system to encourage people to use the bus Relocate the athletics track in an accessible location, close to public transport networks.
40.14 : 1 : 1 : 1	Economic ol	ojectives: building a strong, re		and comp		
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact	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?	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF 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.

and recreation development and education for all	<ul> <li>enable local people to work near their homes?</li> </ul>	Woking Economic Development Strategy				A mixed use development would enable people to work near their homes.
	<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				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.
		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,	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)?	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 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.
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				

	SHLAAMS092: Land within Sheerwater Priority Place , Albert Drive, Woking, GU21 5RE residential including Affordable Housing and a significant proportion of family affordable homes, retail, community, open space and leisure
and recreation	
	(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	Significant contribution towards housing requirement; 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 Environmental Impacts & Issues	Efficient use of brownfield land; Possibility to enhance green infrastructure; 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.

#### 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)
- 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
- Development should support the delivery of sheltered accommodation as well as promote Lifetime Homes requirements across all housing types in line with Policy CS13
- Flood Risk Assessment
- Further investigation into the existing drainage situation of the site should be carried out
- Locate development only on land within 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
- Providing employment and training opportunities for local residents
- Provide a range of local community services and facilities
- Tackle social exclusion through improved community facilities
- Re-provision of the Athletics Track
- Improved club facilities for Sheerwater FC

### SITE/0099/MYSH, SHLAAMS092: 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

- Provision of a leisure centre
- · Provision of accessible and high quality open space
- · 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

	SHLAA n/a: Forsyth Road Industrifor industrial, warehousing and off		d, Woki	ng, GU2	21 5SU	
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 of	bjectives: supporting strong, v	ibrant and		communi	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	Would the development of the site / policy option:  • support the provision of key health services?  • help improve the health of the community e.g. encourage healthy lifestyles?  • reduce health inequalities?	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	0	0	0	As an allocation for industrial warehousing and office development, a neutral effect in terms of this objective.

	SHLAA n/a: Forsyth Road Industri		d, Woki	ng, GU2	21 5SU	
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	improve accessibility to leisure and open space for informal 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 3a and 3b?     resolve an existing drainage problem?	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.  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).  Optimising/mitigating measures:  • 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
Reduce poverty, crime and social exclusion	Would the development of the site / policy option: • address issues of deprivation?	Targets: Decrease deprivation, crime, antisocial behaviour and	+	+	+	Indices of Multiple Deprivation (IMD, 2010) identifies this postcode location as being just below average in terms of overall deprivation. However some component parts – in

	SHLAA n/a: Forsyth Road Industri		d, Woking	, GU21 5SU	
10.1 hectare site	for industrial, warehousing and of				
	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?	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.			particular education and income deprivation – are above average.  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 and reduce the fear of crime. For example, designing in natural surveillance
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?	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:  • 800-1200m by foot to Sheerwater Neighbourhood Centre  • 0-1333m by bicycle to Sheerwater Neighbourhood Centre  • 10-20 minutes walk of Woking Railway Station  • 10-20 minutes walk of Woking Town Centre  • 6-10 minutes walk to a primary school  • 6-10 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 outside of the Neighbourhood Centre and is beyond reasonable walking distance of key services and

	SHLAA n/a: Forsyth Road Industri		d, Woki	ng, GU2	1 5SU	
10.1 hectare site	for industrial, warehousing and off	fices				
						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 improve access to employment.  Overall, a single negative impact in terms of this objective.  Optimising/mitigating measures:  • Improve access to key services and facilities
	Environmental aking	tion and the state of the state				
0.14 1 1 1		tives: protecting and enhancing				
6. Make the best use of previously developed land and existing buildings	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?	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.  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>	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	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 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

	SHLAA n/a: Forsyth Road Industria for industrial, warehousing and off		d, Woki	ng, GU2	1 5SU	
TO. I HECKATE SILE	Tot muustriai, warenousing and on	currently considered to be an issue in the Borough.				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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	The development will support the remediation of existing contaminated land.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  • avoid landtake of identified (including protected) habitats?  • avoid fragmentation, and increase connectivity, of habitats?  • avoid recreational impacts on habitats?  • avoid adverse hydrological impacts on habitats?  • avoid the impacts of vehicle emissions on habitats?  • avoid the impact of light on habitats?  • preserve and protect existing habitats?  • provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management,	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.

	SHLAA n/a: Forsyth Road Industri		l, Woki	ng, GU2	1 5SU	
10.1 hectare site	restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or off-site 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?	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	The commercial/industrial 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.  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 BREEAM and possible connection with a CHP network for any high

	SHLAA n/a: Forsyth Road Industri		d, Woki	ng, GU2	1 5SU	
10.1 hectare site	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	increase in sustainably constructed dwellings.				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 high energy use buildings
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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

	SHLAA n/a: Forsyth Road Industria		d, Woki	ng, GU2	1 5SU	
10.1 hectare site	for industrial, warehousing and off	decrease in waste going to landfill.				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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.

TO. I HECKATE SILE	for industrial, warehousing and off	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 of	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	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?  • improve access to and participation in education?	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	+	+	+	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 Sheerwater Neighbourhood Centre and adjacent to a primarily residential area.  The site will be required to meet BREEAM very good standards.

	for industrial, warehousing and offi	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	and local centres:	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).	+	+	+	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 Forsyth Road Industrial Estate.
Summary of Social	Positive impact on health and wellbeing.					
Impacts & Issues Summary of Environmental	Efficient use of brownfield land; Remediation of contaminated land;					
Impacts & Issues	The accessible location of the site promotes	use of sustainable modes of tr	avel.			
Summary of	Provide employment/jobs that are accessible					
Economic Impacts & Issues	Improve the vibrancy of the Forsyth Road Inc					

- Flood Risk Assessment as site area is 1 hectare or more in Flood Zone 1
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure 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

- Improve access to key services and facilities
- 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;

sufficient housing which meets the needs of the community and which is at an affordable price  opt of a second opt of a second opt of a second opt	ould the development of the site / policy otion: facilitate meeting the Core Strategy allocation as a minimum? provide high quality housing? provide the right type and size of housing to meet local need? provide pitches for Gypsies and Travellers? support the delivery of extra care or enhanced sheltered accommodation? support the provision of affordable housing? support the provision of Lifetime Homes	bjectives: supporting strong, varieties and process 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,	<mark>vibrant and</mark> 0	20yrs healthy o	ommunit 0	This development would involve no housing development and therefore would not contribute to this objective.
sufficient housing which meets the needs of the community and which is at an affordable price  opt of a second which is at an affordabl	ould the development of the site / policy otion: facilitate meeting the Core Strategy allocation as a minimum? provide high quality housing? provide the right type and size of housing to meet local need? provide pitches for Gypsies and Travellers? support the delivery of extra care or enhanced sheltered accommodation? support the provision of affordable housing? support the provision of Lifetime Homes	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,	1			This development would involve no housing development
	to meet identified needs? provide appropriate properties for a change demographic profile?	+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				
improved health and wellbeing of the population and opt	ould the development of the site / policy otion: support the provision of key health services? help improve the health of the	Housing Register high but decreasing.  Targets: increased life expectancy and proportion of people describing their health as good. Increased participation in health and	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

	HLAA n/a: Monument Way West Indus					
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment	• improve accessibility to leisure and open space for informal 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 3a and 3b? • resolve an existing drainage problem?	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.  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).  Optimising/mitigating measures:  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
Reduce poverty, crime and social exclusion	Would the development of the site / policy option: • address issues of deprivation?	Targets: Decrease deprivation, crime, antisocial behaviour and	+	+	+	Indices of Deprivation (IMD, 2010) identifies this postcode location as being above average in terms of overall deprivation.

	HLAA n/a: Monument Way West Indus					
	industrial and warehousing and for ro  • 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?					
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?	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:  • 800-1200m by foot to Walton Road Neighbourhood Centre  • 0-1333m by bicycle to Walton Road Neighbourhood Centre  • 20-30 minutes to nearest railway station  • 10-20 minutes of Woking Town Centre  • 6-10 minutes walk to a primary school  • 16-20 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 outside of the Neighbourhood Centre and is beyond reasonable walking distance of key services and

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 ro	pad infrastructure in the f	orm of a	fourth a	rm to th		
						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	ng our nat	ural, built a	and histor		
6. Make the best use of previously developed land and existing buildings	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?	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.  The development would support the use and remediation of contaminated 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 designation?  • help to improve air quality?  • support specific actions in designated AQMAs?  • avoid an increase in congestion which	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	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 transport including local bus services and cycle network. Depending on the use of the premises, it could result in an increase in traffic volume and congestion, and subsequently air pollution	

	SHLAA n/a: Monument Way West Indus					
4.3 hectare site for	may cause pollution from traffic?  ensure people are not exposed to greater levels of noise?  ensure people are not exposed to light pollution?	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.	orm of a	fourth a	arm to th	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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	The development will support the remediation of contaminated land.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's	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

	SITE/0093/MYSH, SHLAA n/a: Monument Way West Industrial Estate, Monument Way West, Woking, GU21 5EN							
	industrial and warehousing and for ro		orm of a	a fourth a	rm to th			
natural, historic and cultural assets and landscapes of Woking	existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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.	5.111			required.  Optimising/mitigating measures: Ensuring there is no negative impact on the adjacent heritage asset.		
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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or offsite CHP and/or link to an existing CHP facility?	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.		

	HLAA n/a: Monument Way West Indus industrial and warehousing and for ro					
4.5 nectare site for	support the co-ordination of green 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	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 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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	Targets: decrease amount of waste produced per capita; increase percentage of recycled/composted waste. Source: Surrey Waste Plan 2008, Woking	-	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

SITE/0093/MYSH, S	HLAA n/a: Monument Way West Indus	trial Estate, Monument W	Vay Wes	t, Woking	g, GU21	5EN
4.3 hectare site for	industrial and warehousing and for ro		orm of a	fourth a	rm to th	
		Infrastructure Delivery Plan 2011.  Trends: increase in recycling and composting; decrease in waste going to landfill.				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: 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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town,	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.

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.								
	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 of		snonsive	and comp	etitive ec	ronomy		
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  • improve access to and participation in education?	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.	sponsive +	and comp	+	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 Indus					
	industrial and warehousing and for ro	ad infrastructure in the fo				
17. Provide a range of commercial development	Would the development of the site / policy option:  • lead to the loss of viable	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	+	+	+	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
opportunities to meet the needs of the economy and, in particular, support and enhance economies of town, district, local and neighbourhood centres	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?	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			improve the viability and vibrancy of the Monument Way East Industrial Estate.
0 (0 : 1	D 20 1 1 10 1 11 1	Overall Concl	usions			
Summary of Social Impacts & Issues	Positive impact on health and well-being.					
Summary of	Efficient use of brownfield land;					
Environmental Impacts & Issues	The development would support the use and					
Summary of	Commercial development of the site would e	encourage provision of jobs ac	cessible	to local re	sidents;	

## 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.

Economic Impacts & Commercial development of the site would provide for the needs of business in urban areas; Issues Development would support and enhance the local economy.

#### 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
- 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 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

### **Mount Herman East Ward Site Allocations**

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 of	communit	ties
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield at least 170 dwellings (calculated at 200 dph).  As a greenfield site (car park land) of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 h site area, 50% affordable housing provision would be required.  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  • Potential to combine with other land to assemble a larger site to maximise residential development potential  • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the	Would the development of the site / policy	Targets: increased life	+	+	+	Development will bring about positive impact on health and

	HLAAMHE013: Car park (west) and sig or residential including Affordable Hou		Road, W	oking, G	U22 7A	Е
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.  Development will make open space provision.
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 3a and 3b?  • resolve an existing drainage problem?	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	Would the development of the site / policy option:      address issues of deprivation?      help improve social inclusion?      support safe communities by reducing crime levels?	Targets: Decrease deprivation, crime, antisocial behaviour and number of benefit claimants.  Source: Woking Service &	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 neutral impacts on this objective. However, careful design of the

	HLAAMHE013: Car park (west) and sig		Road, W	oking, G	U22 7A	E
v.oo notare site it	residential including Affordable Hou     help reduce the fear of crime?     ensure the timely provision of infrastructure to support communities?	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.				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	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?	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:  Woking Town Centre High Accessibility Zone (parking) O-10 minutes to nearest railway station G-10 minutes walk to a primary school If-20 minutes walk to a secondary school G-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 improve access to open space.  The development would help to support existing services and facilities in the community.

	HLAAMHE013: Car park (west) and sig or residential including Affordable Hou		Road, W	oking, G	U22 7A	Е
0.03 Hectare Site 10	residential including Anordable nou	Sing and Open Space				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.  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).  Overall, a neutral score.  Optimising/mitigation measures:  Relocation of any operational buildings on site Re-provision of commuter car parking
	Environmental obiec	tives: protecting and enhancin	a our nat	ural. built :	I and histo	I ric environment
6. Make the best use of previously developed land and existing buildings	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?	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 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.
7. Minimise air, light and noise pollution	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	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy Objective	-	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

	SHLAAMHE013: Car park (west) and sigor residential including Affordable Hou		Road, W	oking, G	U22 7A	E
0.85 nectare site 10	may cause pollution from traffic?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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.				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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	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> <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 (Policy CS8).
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?	Targets: preserve and enhance cultural and historic features. Source: Core Strategy Policy CS20 Improved provision of	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:

	HLAAMHE013: Car park (west) and sig or residential including Affordable Hou		Road, W	oking, G	U22 7A	E
cultural assets and landscapes of Woking	conserve and/or enhance heritage assets and their settings?     lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?     conserve and/or enhance cultural assets?     improve access to the natural and historic environment and cultural assets?	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.				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 from low and zero carbon technologies and renewable sources – and adapt to its impacts	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or offsite CHP and/or link to an existing CHP facility?  • support the co-ordination of green	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 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 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.

	HLAAMHE013: Car park (west) and sig or residential including Affordable Hou		Road, W	oking, G	IU22 / A	E
	<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.				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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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 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 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 5 of the Code for Sustainable Homes depending on the siting of the proposed development. This will be determined on a case by case

	SHLAAMHE013: Car park (west) and sigor residential including Affordable Hou		Road, W	oking, G	U22 7A	·Ε
and manage water resources sustainably	support the efficient use of water resources?     operate within the existing capacities for water supply and wastewater treatment?     prevent water resource pollution?     facilitate water quality to be achieved through remediation?     provide adequate wastewater and sewerage infrastructure?	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				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 wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 in cycle journeys to town centre, and 27% 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. 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.  Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

SITE/0013/MNTE, SHLAAMHE013: Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE 0.85 hectare site for residential including Affordable Housing and open space							
0.00001		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	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?  • improve access to and participation in education?	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 population (2012/13).	0	0	0	The site is within the Town Centre and has excellent accessibility to key local services including schools.  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.	
17. Provide a range of commercial development opportunities to meet the needs of the economy and, in particular, support and enhance	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	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	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.	

	SITE/0013/MNTE, SHLAAMHE013: Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE 0.85 hectare site for residential including Affordable Housing and open space						
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?  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 requirement; Positive impact on health and wellbeing; Potential loss of operational buildings.						
Summary of Environmental Impacts & Issues	Efficient use of brownfield land and development will offer opportunity remediation; Town Centre location promotes use of sustainable modes of travel; Excellent access to sustainable transport options.						
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
- Site to provide high quality homes that meet the construction and design standards set out in the Core Strategy and relevant SPDs
- Potential to combine with other land to assemble a larger site to maximise residential development potential
- Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Relocation of any operational buildings on site
- Re-provision of commuter car parking
- •
- Design of the scheme to seek to design out crime and reduce the fear of crime. For example, designing in natural surveillance
- Relocation of any operational buildings on site
- Remediation of land, if required
- 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

# SITE/0013/MNTE, SHLAAMHE013: Car park (west) and signalling station, Oriental Road, Woking, GU22 7AE 0.85 hectare site for residential including Affordable Housing and open space

- 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
- Provision of alternative car parking to serve the railway station
- 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

SITE/0011/MNTE, S	HLAAMHE011: Car park (east), Orienta residential including Affordable Housi	al Road, Woking, GU22 8E	BD Space			
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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 250 dwellings (SHLAA, 2014).  As a greenfield site (car park land) of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site area, 50% affordable housing provision would be required.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option:     support the provision of key health services?     help improve the health of the community e.g. encourage healthy lifestyles?     reduce health inequalities?	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.  Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.  Development will make open space provision.

SITE/0011/MNTE, SHLAAMHE011: Car park (east), Oriental Road, Woking, GU22 8BD							
	residential including Affordable Housi						
THE HEGICAL SITE TO	improve accessibility to leisure and 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	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 3a and 3b?  • resolve an existing drainage problem?	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. Taking into account these measures, an overall neutral score.  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).  Optimising/mitigating measures:	

	HLAAMHE011: Car park (east), Orienta					
	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?	Targets: Decrease deprivation, crime, antisocial behaviour and number of benefit claimants.  Source: Woking Service & Performance Plan 2013-14  Trends: Number of people claiming Job Seekers		0	0	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)  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 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,
		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 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,	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18  Trends: increased	0	0	0	The site is located within:  Woking Town Centre High Accessibility Zone (parking) O-10 minutes to nearest railway station G-10 minutes walk to a primary school

	HLAAMHE011: Car park (east), Orienta residential including Affordable Housi					
1.2 Hectare site for	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.	space			<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:</li> <li>Re-provision of commuter car parking</li> </ul>
		I tives: protecting and enhancir	l ng our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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 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 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	Targets: improve air	-	0	0	Town Centre location of this site promotes sustainable

	SHLAAMHE011: Car park (east), Orienta r residential including Affordable Housi					
and noise pollution	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?     ensure people are not exposed to greater levels of noise?     ensure people are not exposed to light pollution?	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.				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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:	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.

SITE/0011/MNTE, S 1.2 hectare site for	HLAAMHE011: Car park (east), Orienta residential including Affordable Housi	al Road, Woking, GU22 8E ng and communal open s	BD space			
	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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	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	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 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

	SITE/0011/MNTE, SHLAAMHE011: Car park (east), Oriental Road, Woking, GU22 8BD							
	residential including Affordable Housi		space					
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</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.	space			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 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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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.		

TIE HOULIGE SILE IOI	residential including Affordable Housi	Trends: increase in	pacc			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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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.  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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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	+	+	+	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 tota 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.

SITE/0011/MNTE, S	HLAAMHE011: Car park (east), Orienta	I Road, Woking, GU22 8E	3D			
	residential including Affordable Housi					
		centre, and 27% increase				
		across the Borough since				
1		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	onomy
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	encourage provision of jobs accessible	participation in education.				
quality, low impact	to local residents?	Source: NPPF and				
development and	enable local people to work near their	Woking Economic				
education for all	homes?	Development Strategy				
	ensure the timely provision of	(2012)				
	infrastructure?					
	<ul> <li>support the implementation of</li> </ul>	Trends: gradually				
	BREEAM?	increasing economically				
	support a better match between	active population (51,800				
	education and local employment	in 2012/13 from 51,000 in				
	opportunities?	2011/12); steady supply of				
	improve access to and participation in	jobs; decreasing number				
	education?	of unemployment benefit				
	oddodion.	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	Regard to be given to the operational requirements of the

SITE/0011/MNTE, SHLAAMHE011: Car park (east), Oriental Road, Woking, GU22 8BD							
1.2 hectare site for	residential including Affordable Housing	ng and communal open spa	ce				
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	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?	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).		adjacent railway land.			
		Overall Conclusi	ons				
Summary of Social Impacts & Issues  Summary of	Positive contribution towards housing require Positive impact on health and wellbeing; Loss of commuter parking (lack of support fo	r community infrastructure).	ation:				
Environmental Impacts & Issues	Efficient use of brownfield land and development will offer opportunity remediation; Town Centre location promotes use of sustainable modes of travel; Site lies within district heating connection zone, promoting use of renewable energy infrastructure; Excellent access to sustainable transport options.						
Summary of Economic Impacts & Issues Summary of optimising	/mitigating measures:						
	magaang moadaros.				ļ		

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)
- 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

## SITE/0011/MNTE, SHLAAMHE011: 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 including Affordable mixe 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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	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.  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).  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option:  • support the provision of key health services?  • help improve the health of the community e.g. encourage healthy lifestyles?	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 by providing decent homes.

	r residential including Affordable mixe • reduce health inequalities?	and Performance Plan				, , , , , , , , , , , , , , , , , , ,
	improve accessibility to leisure and open space for informal and/or formal	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 bublic 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?	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,
	<ul> <li>avoid an adverse impact on flood zones 3a and 3b?</li> <li>resolve an existing drainage problem?</li> </ul>					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.
						Optimising/mitigating measures:

	HLAAMHE016: Lion House and car pa residential including Affordable mixe				al inclu	iding Affordable Housing and offices
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	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	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?	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:  • 800-1200m access by foot to nearest centre • 0-1333m access by bicycle to nearest centre • 10-20min distance to Woking town centre • 10-20 minutes to nearest railway station • 6-10 minutes walk to a primary school • 21-25 minutes walk to a secondary school • 0-5 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

SITE/0016/MNTE, SHLAAMHE016: Lion House and car park, Oriental Road, Woking, GU22 7BA 0.53 hectare site for residential including Affordable mixed-use development to comprise residential including Affordable Housing and offices								
0.53 hectare site fo	residential including Affordable mixe	ed-use development to co	omprise	residenti	al inclu	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		
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 enhancir 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 nat	tural, built :	and histo +	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	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?  • ensure people are not exposed to	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	-	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, SHLAAMHE016: Lion House and car park, Oriental Road, Woking, GU22 7BA 0.53 hectare site for residential including Affordable mixed-use development to comprise residential including Affordable Housing and offices								
0.55 Hectare Site 10	greater levels of noise?  • ensure people are not exposed to light pollution?	air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough.	прпъе	residenti	iai iliciu	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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?	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 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.		

SITE/0016/MNTE, SHLAAMHE016: Lion House and car park, Oriental Road, Woking, GU22 7BA								
0.53 hectare site fo	r residential including Affordable mixe		mprise	residenti	ial inclu	ding Affordable Housing and offices		
0.53 hectare site fo	residential including Affordable mixe     conserve and/or enhance cultural assets?     improve access to the natural and historic environment and cultural 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	mprise	residenti	ial inclu	ding Affordable Housing and offices		
		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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  increase the resilience of the habitat to climate change impacts?  support the implementation of the Code	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		

	HLAAMHE016: Lion House and car pa				ial inalu	ding Affordable Housing and offices
0.53 nectare site to	r residential including Affordable mixe for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15	a-use development to co	mprise	residenti	ai inciu	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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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,	Would the development of the site / policy option: • support the improvement of water quality?	to landfill.  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 and quantity of development and BREEAM 'very good' for any non-

	GHLAAMHE016: Lion House and car pa or residential including Affordable mixe				ial inali	ding Affordable Housing and offices
and manage water resources sustainably	support the efficient use of water resources?     operate within the existing capacities for water supply and wastewater treatment?     prevent water resource pollution?     facilitate water quality to be achieved through remediation?     provide adequate wastewater and sewerage infrastructure?	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.	inprise	resident		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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 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, SHLAAMHE016: Lion House and car park, Oriental Road, Woking, GU22 7BA 0.53 hectare site for residential including Affordable-mixed-use development to comprise residential including Affordable Housing and offices									
		services.							
Economic objectives: building a strong, responsive and competitive economy									
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  • improve access to and participation in education?	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 population (2012/13).	+	+	+	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.			
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?	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace;	+	+	+	Mixed-use development will bring forward commercial use, and promote generation of jobs.			
economy and, in 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>	improve quality of office space. Source: Economic Development Strategy 2012							

SITE/0016/MNTE, S	SHLAAMHE016: Lion House and car park, Oriental Road, Woking, GU22 7BA							
0.53 hectare site fo	r residential including Affordable-mixed-use development to comprise residential including Affordable Housing and offices							
district, local and neighbourhood centres	increase the economic benefit derived from the historic environment? support start-up and local businesses? upport 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 falling (except in Horsell).							
	Overall Conclusions							
Summary of Social Impacts & Issues Summary of	Positive contribution towards housing requirement; Positive impact on health and wellbeing.							
Environmental Impacts & Issues	Efficient use of brownfield land and opportunity to remediate land.							
Summary of Economic Impacts & Issues	Partial commercial redevelopment of the site would encourage provision of jobs accessible to local residents; Part commercial development of the site would provide for the needs of business in urban areas.							
Summary of antimicing	y/mitigating magaures:							

#### 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)
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- Design of the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- 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, 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 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
- Remediation of land, if required.
- Design should also have regard to the setting of adjacent listed buildings.
- Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport.

SITE/0014/MNTE, SHLAAMHE014: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ								
SA Objective	or residential including Affordable Hou 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	iies		
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 88 dwellings (SHLAA, 2014).  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.  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)		
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.		

	HLAAMHE014: Royal Mail Sorting/Delicor residential including Affordable House open space for informal and/or formal recreation?		ane, Wo	oking, G	U22 7A、	
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 3a and 3b?  • resolve an existing drainage problem?	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. Taking into account these measures, an overall neutral score.
4. Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	0	0	0	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)  Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.

	HLAAMHE014: Royal Mail Sorting/Delior residential including Affordable Hou		ane, Wo	king, Gl	J22 7AJ	
exclusion	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?	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.				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	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?	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  800-1200m access by foot to nearest centre  0-1333m access by bicycle to nearest centre  0-10 min distance to Woking town centre  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 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 objec	tives: protecting and enhanci	ing our na	tural, built	and histo	oric environment
6. Make the best use of previously developed land and existing buildings	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?	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 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. 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	Would the development of the site / policy option:	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.

SITE/0014/MNTE, SHLAAMHE014: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ							
	or residential including Affordable Hou						
	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	Would the development of the site / policy option:  • avoid landtake of identified (including protected) habitats?  • avoid fragmentation, and increase connectivity, of habitats?  • avoid recreational impacts on habitats?  • avoid adverse hydrological impacts on habitats?  • avoid the impacts of vehicle emissions on habitats?  • avoid the impact of light on habitats?  • preserve and protect existing habitats?  • provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.	

SITE/0014/MNTE, SHLAAMHE014: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ						
	or residential including Affordable Hou	sing				
		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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or offsite 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?  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	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

	SITE/0014/MNTE, SHLAAMHE014: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ 0.33 hectare site for residential including Affordable Housing						
						Undertake feasibility study for connection to CHP network	
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?	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	

HLAAMHE014: Royal Mail Sorting/Deli		Lane, Wo	oking, Gl	J22 7AJ	
<ul> <li>HLAAMHE014: Royal Mail Sorting/Delian residential including Affordable Hou</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>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> </ul>		+	+	+ +	neighbouring boroughs).  Optimising/mitigating measures: Design of the development would have to provide suitable wastewater and sewerage infrastructure  Comments: Site lies within Town Centre and promotes sustainable forms 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.
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.			Otitives of the second	

	HLAAMHE014: Royal Mail Sorting/Deli		ane, Wo	king, Gl	J22 7A.	J
	r residential including Affordable Hou		1			
16. Maintain high and	Would the development of the site / policy	Targets: increase	-	-	-	
stable levels of	option:	employment provision and				Site currently in use as a sorting office, an employment use.
employment and	encourage diversity and quality of	job opportunities; increase				Mixed-use retail and residential development will maintain
productivity, and	employment in the Borough?	access to and				some jobs, but potentially fewer than the existing use.
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	enable local people to work near their	Woking Economic				
education for all	homes?	Development Strategy				
	<ul> <li>ensure the timely provision of infrastructure?</li> </ul>	(2012)				
	support the implementation of	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	-	-	-	
of commercial	option:	registered businesses;				Site currently in use as a sorting office, an employment use.
development	lead to the loss of viable	decrease in amount of				Mixed-use retail and residential development will maintain
opportunities to meet	employment/jobs?	vacant retail, commercial				some jobs, but potentially fewer than the existing use.
the needs of the	deliver sufficient employment land?	and industrial floorspace;				
economy and, in	provide for the needs of business in	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 2012				
economies of town,	services)?	2012				
district, local and neighbourhood	increase the economic benefit derived	Trends: increase in no. of				
Heighbourhood	from the historic environment?	Treffus. Illutease III flu. 01				

		ery Office, White Rose Lane, Woking, GU22 7AJ			
0.33 hectare site for	or residential including Affordable Housir	ng			
centres	support start-up and local businesses?     support the vibrancy of the town, district and local centres?    Support the vibrancy of the town, district and local centres?    Support the vibrancy of the town, district and local centres?    Support the vibrancy of the town, district and local centres?    Support the vibrancy of the town, district and local centres?    Support the vibrancy of the town, district and local centres?	/AT registered //AT registered			
	li	alling (except in Horsell).			
		Overall Conclusions			
Summary of Social Impacts & Issues	Positive contribution towards housing requirem Positive impact on health and wellbeing.				
Summary of	Efficient use of brownfield land and opportunity to remediate 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	Loss of some employment floorspace. However retail development at ground floor would encourage provision of jobs accessible to local residents.				
Economic Impacts &	· · ·	Development would support the economy of the Town Centre.			
Issues					
0 ( (: : :					

## 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)
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- All housing allocation 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
- Remediation of land, if required
- Scope to reuse the existing building through conversion and adaptations?
- Transport Assessment required to determine impact of development on transport network; and opportunities to optimise use of sustainable transport
- Remediation of land, if required
- 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
- Undertake feasibility study for connection to CHP network

SITE/0014/MNTE, SHLAAMHE014: Royal Mail Sorting/Delivery Office, White Rose Lane, Woking, GU22 7AJ 0.33 hectare site for residential including Affordable Housing

## **Mount Hermon West Ward Site Allocations**

	SITE/0054/MNTW, SHLAA n/a: Victoria Arch, Victoria Way, Woking, GU21 6DD 0.15 hectare site for essential infrastructure – road improvement							
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	ribrant 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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.		

	SHLAA n/a: Victoria Arch, Victoria Way					
	r essential infrastructure – road impro Would the development of the site / policy 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		0	0	0	As an allocation for infrastructure development, 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	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 3a and 3b?  • resolve an existing drainage problem?	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.  Optimising/mitigating measures:  • Design of the development would have to take into

	SHLAA n/a: Victoria Arch, Victoria Way					
v. 15 nectare site to	r essential infrastructure – road impro	vernent				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)
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.  The development of additional/improved infrastructure will assist in supporting communities.  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	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,	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18  Trends: increased	+	+	+	The site is located within:  Woking Town Centre High Accessibility Zone (parking) O-10 minutes to nearest railway station G-10 minutes walk to a primary school

	SHLAA n/a: Victoria Arch, Victoria Way r essential infrastructure – road impro					
	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.				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 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.
		tives: protecting and enhancin	g our nat	ural, built a	and histo	
6. Make the best use of previously developed land and existing buildings	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?	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 development involves underground tunnels for pedestrian and cycle paths. It is predicted to have a neutral impact on this objective.
7. Minimise air, light and noise pollution	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light	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.	+	+	+	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.

	SHLAA n/a: Victoria Arch, Victoria Way or essential infrastructure – road impro					
0.13 nectare site to	pollution?	Light pollution is not currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	The impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  • avoid landtake of identified (including protected) habitats?  • avoid fragmentation, and increase connectivity, of habitats?  • avoid recreational impacts on habitats?  • avoid adverse hydrological impacts on habitats?  • avoid the impacts of vehicle emissions on habitats?  • avoid the impact of light on habitats?  • preserve and protect existing habitats?  • provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and	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	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.

	SHLAA n/a: Victoria Arch, Victoria Way					
0.15 hectare site fo	historic environment and cultural assets?	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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  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	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 redevelopment of this site would have minimal impacts on this objective.

	SHLAA n/a: Victoria Arch, Victoria Way					
	r essential infrastructure – road impro				T	
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	0	0	The redevelopment of this site would have minimal impacts on this objective.
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and	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	

HLAA n/a: Victoria Arch, Victoria Wav	, Woking, GU21 6DD				
sewerage infrastructure?	poor/moderate; consumption of water remains high.				
Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.	0	0	0	The impacts are predicted to be neutral.
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?	employment provision and job opportunities; increase access to and participation in education. Source: NPPF and	0	0	0	No direct relevance.
	would the development of the site / policy option:  reduce the need to travel, particularly by car/van/lorry?  reduce the need for car ownership? support improved provision for cycling? support improved provision for walking? support improved access to public transport? support the provision of a safe transport network? be accommodated within the existing public transport constraints? lead to development within a main town, district or local centre? improve proximity to key services such as schools, food shops, public transport, health centres etc.?  Economic of Would the development of the site / policy option: encourage diversity and quality of employment in the Borough? encourage provision of jobs accessible	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?  Frends: proportion of people travelling to work by car remains static (2.66% 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 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 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 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 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 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.	sewerage infrastructure - road improvement  sewerage infrastructure?  Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?  Economic objectives: building a strong, responsive 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?	sewerage infrastructure?  Sewerage infrastructure?  Would the development of the site / policy option:  • reduce the need to travel, particularly by car/wan/lorry?  • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?  **Tends: proportion of people travelling to work by car remains static (2,66% in 2011 vs. 2.7% in 2001): increase in cycle journeys to town centre, and 27% increase in cycle journeys to twom centre, and 27% increase in proportion of new residential development within 30 minutes public transport time of key services.  **Would the development of the site / policy option:  **Would the development of the site / policy option:  **Would the development of the site / policy option:  **Convention of people travelling to work by car remains static (2,66% in 2011 vs. 2.7% in 2001): 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.  **Economic objectives: building a strong, responsive and comp articipation in education. Source: NPPF and	sewerage infrastructure – road improvement  sewerage infrastructure?  Door/moderate; consumption of water remains high.  Would the development of the site / policy option:  reduce the need to travel, particularly by car/wan/lorry?  reduce the need for car ownership? support improved provision for cycling? affect public rights of way? support improved access to public transport? support improved access to public transport? support meroved access to public transport? support meroved access to public transport? support meroved access to public transport? sease of access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Paraport New York: support meroved access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Paraport New York: support meroved access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Paraport New York: Source: Surrey Transport Paraport New York: support meroved access to work by any mode; maintain bus patronage and improve punctuality of services. Source: Surrey Transport Paraport New York: Source: Surrey Transport New York: Source: Surrey Transport Paraport New York: Source: Surrey Transport New York: Source: Surrey T

education for all	r essential infrastructure – road impro homes?	Development Strategy				
	ensure the timely provision of infrastructure?	(2012)				
	support the implementation of BREEAM?	Trends: gradually increasing economically active population (51,800				
	<ul> <li>support a better match between education and local employment opportunities?</li> </ul>	in 2012/13 from 51,000 in 2011/12); steady supply of				
	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).				
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	+	+	+	The Victoria Arch capacity improvement project would be key to enhancing the Town Centre economy.
the needs of the economy and, in particular, support and enhance economies of town,	<ul> <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>	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> </ul>	Trends: increase in no. of VAT registered				
	• 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);				

	SHLAA n/a: Victoria Arch, Victoria Way, Woking, GU21 6DD
0.15 hectare site for	r essential infrastructure – road improvement
	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	Timely provision of infrastructure to support communities;
Impacts & Issues	Significantly improved access to Town Centre jobs, shops, services and facilities.
Summary of	Improved transport interchange would reduce congestion and thus reduce air pollution and carbon emissions from traffic;
Environmental	Proximity of heritage assets to be taken into account.
Impacts & Issues	
Summary of	Improving essential transport infrastructure would be a significant factor in enhancing the economy of Woking Town Centre.
Economic Impacts &	
Issues	

## Summary of 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
- Development should preserve and enhance heritage assets and their setting, including locally listed assets on Guildford Road;
- A ecological assessment may be required
- 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)
- Construction 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 of 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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.  The site is within suitable walking distance of leisure and open space facilities surrounding Woking Leisure Centre (10)

	SHLAAMHW051: Somerset House, 1-18 mixed-use development to comprise of the com		GU22 7	3G		
	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				mins walk).
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 3a and 3b?  • resolve an existing drainage problem?	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. 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, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.

	SHLAAMHW051: Somerset House, 1-18		GU22 7E	3G		
	**mixed-use development to comprise of 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?*					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	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?	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) O-10 minutes to nearest railway station G-10 minutes walk to a primary school I1-15 minutes walk to a secondary school O-5 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 improve access to employment.

	SHLAAMHW051: Somerset House, 1-18 mixed-use development to comprise of		GU22 7	BG		
0.1 Hectare site for	Inixed-use development to comprise of	inces and residential				The development would help to support existing services and facilities in the community.
	Environmental object	tives: protecting and enhancin	g our na	tural, built	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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 support a higher density development and maximise 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 designation?  • help to improve air quality?  • support specific actions in designated AQMAs?  • avoid an increase in congestion which may cause pollution from traffic?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	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: Opportunities to optimise use of sustainable transport, for example, through improved pedestrian links.
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF.	0	0	0	The impacts are predicted to be neutral.

	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	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.

	SHLAAMHW051: Somerset House, 1-18 mixed-use development to comprise of		GU22 7	3G		
resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:  support the improvement of water quality?  support the efficient use of water resources?  operate within the existing capacities for water supply and wastewater treatment?  prevent water resource pollution?  facilitate water quality to be achieved through remediation?  provide adequate wastewater and sewerage infrastructure?	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 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

SITE/0056/MNTW, SHLAAMHW051: Somerset House, 1-18 Oriental Road, Woking, GU22 7BG						
0.1 hectare site for	mixed-use development to comprise of					
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 has excellent accessibility to Woking Railway Station and bus services. Any development coming forward 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 ol	ojectives: 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	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?	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (2012)	+	+	+	Any commercial use provided as part of redevelopment would encourage provision of jobs accessible to local residents.

U. I nectare site for	mixed-use development to comprise of				l	
	support the implementation of BREEAM?     support a better match between education and local employment opportunities?     improve access to and participation in education?	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	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)?	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	+	+	+	The mixed-use development of this site could deliver employment floorspace, and provide for the needs of urban businesses.
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				

SITE/0056/MNTW, SHLAAMHW051: 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.						

## Summary of optimising/mitigating measures:

- 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
- All housing allocations are required to make a contribution to avoid harm to the SPA (policy CS8)
- Design of development to take into account prominent corner position and enhance townscape
- Conduct a Travel Plan to explore opportunities to maximise use of sustainable transport modes
- Improved provision for cycling infrastructure
- 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
- 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

for 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
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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 91 dwellings (SHLAA, 2014).  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.  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)
Would the development of the site / policy option:     • support the provision of key health services?     • help improve the health of the community e.g. encourage healthy lifestyles?	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.  The site is within Woking Town Centre. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.
supposervice     help in commulifesty     reduce	res?  mprove the health of the number of the	ort the provision of key health les?  In the provision of key health les?  In prove the health of the lunity e.g. encourage healthy les?  In the provision of key health leath as good. Increased participation in health and exercise activities. Source: Woking Service and Performance Plan	of people describing their health as good. Increased participation in health and exercise activities.  Source: Woking Service and Performance Plan	of people describing their health as good. Increased participation in health and exercise activities.  Source: Woking Service and Performance Plan	ort the provision of key health of people describing their health as good. Increased participation in health and exercise activities.  Source: Woking Service and Performance Plan

	SHLAAMHW030: Former St Dunstans,				Havein a
	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?				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 and reduce the fear of crime. For example, designing in natural surveillance
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?	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 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 walking distance to the railway station and key services and

SITE/0030/MNTW, S	SHLAAMHW030: Former St Dunstans, \	White Rose Lane, Woking	, GU22	7AG		
0.21 hectare site for	r mixed-use development to comprise	of retail and residential in	ncluding	g Afforda	ble Hou	facilities. The need to travel to access services and facilities will be reduced.  The development would improve access to employmen (retail).  The development would help to support existing services and facilities in the community.
	Environmental object	tives: protecting and enhancin	a our nat	ural built <i>:</i>	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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.

SITE/0030/MNTW, SHLAAMHW030: Former St Dunstans, White Rose Lane, Woking, GU22 7AG								
	r mixed-use development to comprise		ncluding	Afforda	ble Hou	ising		
contamination and safeguard agricultural soil quality	option:	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.						
9. Conserve and enhance biodiversity	Would the development of the site / policy option:	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.		

SITE/0030/MNTW, SHLAAMHW030: Former St Dunstans, White Rose Lane, Woking, GU22 7AG							
0.21 hectare site for	r mixed-use development to comprise	of retail and residential in	ncluding	<b>Afforda</b>	ble Hou	using	
	would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site CHP and/or link to an existing CHP facility?  support the co-ordination of green infrastructure?  increase the capacity of the habitat to				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 surface water runoff, against the implementation of the Code	
	<ul><li>act as a carbon sink?</li><li>increase the resilience of the habitat to climate change impacts?</li></ul>					for Sustainable Homes/BREEAM and possible connection with a CHP network.  Optimising/mitigating measures:	
	support the implementation of the Code for Sustainable Homes and BREEAM?     NB. Flooding covered by SA3 and Sustainable travel covered by SA15					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,	

	SHLAAMHW030: Former St Dunstans, variety of the state of				ble Ho	icina
0.21 Hectare Site 10	mixed-use development to comprise	or retail and residential i		Allolua	ible not	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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:     • support a reduction in the generation of waste?     • minimise waste in the construction process?	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	Would the development of the site / policy option:             • support the improvement of water quality?             • support the efficient use of water resources?             • operate within the existing capacities for water supply and wastewater	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

	HLAAMHW030: Former St Dunstans, \					
	HLAAMHW030: Former St Dunstans, was mixed-use development to comprise treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?  Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?				+	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  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.
		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	
16. Maintain high and stable levels of	Would the development of the site / policy option:	Targets: increase employment provision and	+	+	+	Mixed-use development will bring forward commercial use, and promote the generation of jobs. It will help support the

	SHLAAMHW030: Former St Dunstans,					
	r mixed-use development to comprise		ncluding	Afforda	ble Hou	
employment and productivity, and encourage high quality, low impact development and education for all	<ul> <li>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. 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	ncluding	Afforda	ble Hou	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:  • 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	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	+	+	+	Mixed-use development would bring forward high quality commercial development within Woking Town Centre that would support a vibrant town centre and local economy.

SITE/0030/MNTW, SHLAAMHW030: Former St Dunstans, White Rose Lane, Woking, GU22 7AG							
0.21 hectare site fo	0.21 hectare site for mixed-use development to comprise of retail and residential including Affordable Housing						
0.21 nectare site 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;						
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 Summary of optimising	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;  In 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.						

## 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)
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- 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
- 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 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
- Opportunities to optimise use of sustainable transport

	SITE/0031/MNTW, SHLAAMHW031: Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG 0.1 hectare site for mixed-use development to comprise offices and residential including Affordable Housing							
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	ies		
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 20 dwellings (SHLAA, 2014).  The site would be expected to re-provide the existing specialist accommodation on site.  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 partially within public ownership, 50% affordable housing provision would be required.  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  • Reprovision of the existing specialist accommodation on site  • Provide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)		
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy option:     support the provision of key health services?     help improve the health of the community e.g. encourage healthy lifestyles?     reduce health inequalities?	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.  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		

	HW031: Owen House and The			
3. Reduce vulnerability to flooding and harm from flooding on public well-being, the economy and the environment   • improvopens recrea  Would th option: • result risk of 3b or seconomy and the environment  • reduce and to avoid 3a and	use development to comprise of ove accessibility to leisure and space for informal and/or formal			

	SHLAAMHW031: Owen House and The mixed-use development to comprise o					
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	Indices of Multiple Deprivation (IMD, 2010) does not identificant any issues at this location.  Whilst the housing element of the development will overal have a neutral impact on this objective, the development is 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	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?	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) O-10 minutes to nearest railway station G-10 minutes walk to a primary school 11-15 minutes walk to a secondary school O-5 minutes walk to a GP within 250m of cycle route and public footpath within 250m of bus services and bus stops

	SHLAAMHW031: Owen House and The					
0.1 nectare site for	help support the provision of religious cultural uses?	orrices and residential ind	auding A	Affordabl	e Housi	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.
		tives: protecting and enhancir		1		
6. Make the best use of previously developed land and existing buildings	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?	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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.

	SHLAAMHW031: Owen House and The mixed-use development to comprise o					
	поставо посторино посторин	currently considered to be an issue in the Borough.				
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	The impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural	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	0	0	0	Development of this site will not have adverse impacts on natural or heritage assets.

	mixed-use development to comprise of 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.				
1. Reduce the	Would the development of the site / policy	Targets: decrease in	0	0	0	The mixed use development would be required to achieve
auses of climate	option:	carbon emissions and				the energy and water components of Level 4 of the Code for
hange – particularly	improve the energy efficiency of the	increase energy from				Sustainable Homes and BREEAM 'very good' for any non-
y increasing energy	building stock?	renewable sources. Source: 2009 Renewable				residential buildings over 1,000 sqm.
efficiency and the production of energy	help take advantage of passive solar	Energy Directive and Core				The site offers good accessibility to most local facilities, and
rom low and zero	gain through orientation?	Strategy Policy CS23.				The site offers good accessibility to most local facilities, and should ensure emissions from private car use do not
arbon 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				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	• facilitate the generation/use of	Core Strategy Policy				in hard landscaping, and in turn could increase surface water
oop u o	renewable energy?	CS22.				runoff. This could be mitigated against through the use of
	support decentralised energy	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				
	support the co-ordination of green	CS9 & CS22.				The neutral score reflects the potential increase in carbon
	infrastructure?					emissions through private car use, and potential increase in
	increase the capacity of the habitat to	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
	increase the resilience of the habitat to	increase in sustainably				with a CHP network.
	climate change impacts?	constructed dwellings.				
	support the implementation of the Code					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			1		infrastructure features

	SHLAAMHW031: Owen House and The					
0.1 nectare site for	mixed-use development to comprise of	omices and residential inc	auding 7	Affordab	e nousi	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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:     support the improvement of water quality?     support the efficient use of water	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.

	SHLAAMHW031: Owen House and The					
resources sustainably	resources?  operate within the existing capacities for water supply and wastewater treatment?  prevent water resource pollution? facilitate water quality to be achieved through remediation? provide adequate wastewater and sewerage infrastructure?	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.	+	+	+	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.

	mixed-use development to comprise o	bjectives: building a strong, re				<u> </u>
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  • improve access to and participation in education?	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 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	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	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.

SITE/0031/MNTW, SHLAAMHW031: Owen House and The Crescent, Heathside Crescent, Woking, GU22 7AG							
0.1 hectare site for	mixed-use development to comprise of	ffices and residential including Affordable Housing					
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).					
Summary of Social	Positive contribution towards housing requir	Overall Conclusions					
Summary of Social Impacts & Issues	Positive impact on health and wellbeing:	anent,					
	Positive impact on health and wellbeing;  Efficient use of brownfield land:						
Summary of Environmental		inchia madas of traval					
Impacts & Issues	Town Centre location promotes use of susta	mable modes of travel.					
Summary of	Commercial development of the site would						
		encourage provision of jobs accessible to local residents; provide for the needs of business in urban areas;					
Economic Impacts & Issues	Development would support and enhance the						
Summary of optimising		E COORDING OF THE TOWN OF THE.					

## 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
- Reprovision of the existing specialist accommodation on site
- 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)
- All housing allocation to 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
- Opportunities to optimise use of sustainable transport;
- 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
- 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

	SHLAAMHW043: Coroner's Court (form or 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	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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 48 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.

SITE/0043/MNTW, SHLAAMHW043: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL								
0.32 hectare site fo	r mixed-use development to comprise	offices and residential in	cluding	Affordal	le Hous	sing		
	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	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 3a and 3b?  • resolve an existing drainage problem?	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 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)		

	SHLAAMHW043: Coroner's Court (forn r mixed-use development to comprise					
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	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 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) O-10 minutes to nearest railway station 11-15 minutes walk to a primary school fe-20 minutes walk to a secondary school O-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

	SHLAAMHW043: Coroner's Court (form					
0.32 hectare site for	r mixed-use development to comprise	offices and residential in	cluding	Affordat	ole Hous	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 object	tives: protecting and enhancin	a our nat	ural builta	and histo	l ric environment
6. Make the best use of previously developed land and existing buildings	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?	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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.

	SITE/0043/MNTW, SHLAAMHW043: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL 0.32 hectare site for mixed-use development to comprise offices and residential including Affordable Housing									
			cluding	Affordat	ole Hous	sing				
contamination and safeguard agricultural soil quality	option:     • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?     • support the remediation of contaminated land?     • reduce the risk of creating further contamination?	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.								
9. Conserve and enhance biodiversity	Would the development of the site / policy option:     avoid landtake of identified (including protected) habitats?     avoid fragmentation, and increase connectivity, of habitats?     avoid recreational impacts on habitats?     avoid adverse hydrological impacts on habitats?     avoid the impacts of vehicle emissions on habitats?     avoid the impact of light on habitats?     preserve and protect existing habitats?     provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.				

	SHLAAMHW043: Coroner's Court (form					
0.32 hectare site fo	r mixed-use development to comprise		cluding	Afforda	ble Hou	sing
		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	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 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,

	SHLAAMHW043: Coroner's Court (form mixed-use development to comprise					
3.02	, , , , , , , , , , , , , , , , , , ,			1110100		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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater	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	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

SITE/0043/MNTW, SHLAAMHW043: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL								
	r mixed-use development to comprise	offices and residential in				sing		
15. Reduce the need	treatment? • prevent water resource pollution? • facilitate water quality to be achieved through remediation? • provide adequate wastewater and sewerage infrastructure?  Would the development of the site / policy	homes. Source: Core Strategy Policy CS22.  Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.  Targets: decrease travel	+	+	+	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  Site lies within Woking Town Centre and promotes		
to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	option: • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.				sustainable forms of travel. This would encourage the use of sustainable methods of transport including walking, cycling and public transport and reduce the need to travel.		
		ojectives: building a strong, res						
16. Maintain high and stable levels of	Would the development of the site / policy option:	Targets: increase employment provision and	+	+	+	Mixed-use development will bring forward commercial use, and promote the generation of jobs. It will help support the		

	SHLAAMHW043: Coroner's Court (form					
	r mixed-use development to comprise		cluding	Affordat	ole Hous	
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>	job opportunities; increase access to and participation in education.				local economy and bring forward high quality commercial premises that are fit for the needs of modern businesses.
quality, low impact	to local residents?	Source: NPPF and				A mixed use development will enable local people to live
development and education for all	enable local people to work near their homes?      the time to a providing of	Woking Economic Development Strategy (2012)				near places of work and help to reduce the need to travel.  Development could result in the loss of the Coroners' Court
	<ul> <li>ensure the timely provision of infrastructure?</li> <li>support the implementation of</li> </ul>	Trends: gradually				which is currently being relocated to the site. However if this could be incorporated into the development or relocated
	BREEAM? • support a better match between	increasing economically active population (51,800 in 2012/13 from 51,000 in				elsewhere in the town centre, there could be no net loss in employment/jobs.
	education and local employment opportunities?  • improve access to and participation in	2011/12); steady supply of jobs; decreasing number of unemployment benefit				The commercial element of the development will support the provision of BREEAM very good standard.
	education?	claimants; increase in number of apprentices; numbers of unemployed economically active				Optimising/mitigating measures: Relocation of existing land use
		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	Would the development of the site / policy option: • lead to the loss of viable	Targets: increase in registered businesses; decrease in amount of	+	+	+	Mixed-use development would bring forward high quality commercial development within Woking Town Centre that would support a vibrant town centre and local economy.
opportunities to meet	employment/jobs?	vacant retail, commercial				
the needs of the economy and, in	<ul><li>deliver sufficient employment land?</li><li>provide for the needs of business in</li></ul>	and industrial floorspace; improve quality of office				
particular, support and enhance economies of town.	urban and rural areas (such as range of premises, land, infrastructure and services)?	space. Source: Economic Development Strategy 2012				
district, local and neighbourhood centres	increase the economic benefit derived from the historic environment?     support start-up and local businesses?	Trends: increase in no. of VAT registered				
-3	<ul><li>support start-up and local businesses?</li><li>support the vibrancy of the town, district</li></ul>	businesses (from 1997 to				

	SITE/0043/MNTW, SHLAAMHW043: Coroner's Court (former Woking Magistrates Court), Station Approach, Woking, GU22 7YL  0.32 hectare site for mixed-use development to comprise offices and residential including Affordable Housing							
0.32 nectare site for	and local centres?  20 lov Ind (b) re de B8 va co filo 20 in to va uri	over and residential inci- over an orecent data); w UK Competitiveness dex ranking in Surrey ut performing well gionally/nationally); ecrease in B1, B2 and B floorspace (2013); high acancy rates for commercial and industrial corspace (20.3% in over a continues increase. Retail acancy rates in other ban centres gradually lling (except in Horsell).	idding Allo	rdable Hou	sing			
		Overall Conclu	sions					
Summary of Social Impacts & Issues	Positive contribution towards housing requirement Positive impact on health and wellbeing;	ent;						
Summary of	Efficient use of brownfield land;							
Environmental	Locally listed building in close proximity;							
Impacts & Issues	Town Centre location promotes use of sustainal							
Summary of	Commercial development of the site would enco							
Economic Impacts &	Commercial development of the site would prov			eas;				
Issues	Development would support and enhance the ed		,					
Common and of a matimalia in a	Development could result in the loss of the Corc	oners' Court.						

## 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)
- 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
- All new housing to contribute to SPA mitigation.
- Consider the locally listed asset in the design of the development
- Opportunities to optimise use of sustainable transport
- Relocation of existing land use
- 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
- 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				ies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	Would the development of the site / policy 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	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.

SITE/0053/MNTW, 9 0.9 hectare site for	SHLAA n/a: Quadrant Court, Guildford offices	Road, Woking, GU22 7Q0	2			
v.3 nectare 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 recent years.				
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 3a and 3b?  • resolve an existing drainage problem?	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	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?	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	Indices of Multiple 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 and reduce the fear of crime. For example,

SITE/0053/MNTW. S	SHLAA n/a: Quadrant Court, Guildford	Road, Woking, GU22 7QQ	)			
0.9 hectare site for			•			
0.5 nectare site for	omices	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	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?	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) O-10 minutes to nearest railway station 11-15 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 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 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	Would the development of the site / policy option:  • support the use of and remediation of previously developed land?	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.

	SHLAA n/a: Quadrant Court, Guildford	Road, Woking, GU22 7QC	)			
0.9 hectare site for	offices	,		,	T	
	<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.				
7. Minimise air, light and noise pollution	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?  ensure people are not exposed to greater levels of noise?  ensure people are not exposed to light pollution?	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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	Development impacts are predicted to be neutral.
9. Conserve and enhance biodiversity	Would the development of the site / policy option: • avoid landtake of identified (including protected) habitats?	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

SITE/0053/MNTW.	SHLAA n/a: Quadrant Court, Guildford	Road, Woking, GU22 7Q0	<b>2</b>			
0.9 hectare site for			<u> </u>			
	<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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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, SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ							
0.9 hectare site for				T				
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 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.  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 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 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		
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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.		

SITE/0053/MNTW, S 0.9 hectare site for	SHLAA n/a: Quadrant Court, Guildford offices	Road, Woking, GU22 7Q0	2			
13. Reduce waste generation and disposal and achieve sustainable management of waste	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town.	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 of	ojectives: building a strong, re		and comp		
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  • improve access to and participation in education?	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	+	+	+	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.

SITE/0053/MNTW. S	SHLAA n/a: Quadrant Court, Guildford	Road, Woking, GU22 700	)			
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		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. 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	+	+	+	Commercial development would bring forward high quality development within Woking Town Centre that would support a vibrant town centre and local economy.
		falling (except in Horsell).  Overall Conc	usions			
Summary of Social Impacts & Issues	Positive impact on health and well-being.	Overall Colic	usions			
Summary of Environmental Impacts & Issues Summary of	Efficient use of brownfield land; Remediation of contaminated land; Town Centre location promotes use of susta Commercial development of the site would e					

## SITE/0053/MNTW, SHLAA n/a: Quadrant Court, Guildford Road, Woking, GU22 7QQ 0.9 hectare site for offices

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:

•

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

	r residential including Affordable Hous		01			
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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	++	++	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 422 dwellings (SHLAA, 2014).  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.  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.  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  • 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)
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 services therein. Development will encourage healthy lifestyles where residential is close to services and facilities within the centre.

	way line	, Guildfo	ord Roa	d, Bradfield Close, Woking, GU22 7QE
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 3a and 3b?  • resolve an existing drainage problem?	0	o, Guildfo	O O	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).  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:

			way line	, Guildfo	ord Roa	nd, Bradfield Close, Woking, GU22 7QE
4. Reduce poverty, crime and social	r residential including Affordable House  Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	0	0	0	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)  Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.
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.				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	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,	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18  Trends: increased	0	0	0	The site is located within:  Woking Town Centre High Accessibility Zone (parking) O-10 minutes to Woking Railway Station 11-15 minutes walk to a primary school

	SHLAAMHW014: Coal Yard/Aggregates r residential including Affordable Hous		way line	, Guildfo	ord Roa	d, Bradfield Close, Woking, GU22 7QE
2.11 Hectare Site 10	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.				26-30 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 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:  Re-provide existing employment use, prior to development
	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	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?	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	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 and noise pollution	Would the development of the site / policy option:	Targets: improve air quality. Source: Air Quality	-	0	0	Site is in close proximity to the railway line and potential for noise pollution at least in the short term.

	SHLAAMHW014: Coal Yard/Aggregates		way line	e, Guildfo	rd Roa	d, Bradfield Close, Woking, GU22 7QE
	<ul> <li>e 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>					However, 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. 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:
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	Opportunities to optimise use of sustainable transport.  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 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	Would the development of the site / policy option:     avoid adverse impacts on important landscapes?     conserve and/or enhance the Borough's	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

	SHLAAMHW014: Coal Yard/Aggregates		way line	, Guildfo	rd Roa	d, Bradfield Close, Woking, GU22 7QE
	existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important		way iiiic	, Gundro		Area.  Optimising/mitigating measures: Design of development to carefully consider the adjacent Grade II Listed heritage asset and Mount Hermon Conservation Area.
	building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or offsite CHP and/or link to an existing CHP facility?	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.

SITE/0014/MNTW, S	SHLAAMHW014: Coal Yard/Aggregates residential including Affordable Hous	Yard adjacent to the rail	way line	e, Guildfo	ord Roa	d, Bradfield Close, Woking, GU22 7QE
	support the co-ordination of green 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	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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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.

			way line	, Guildfo	rd Roa	d, Bradfield Close, Woking, GU22 7QE
2.11 nectare site for	r residential including Affordable Hous	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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.  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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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	+	+	+	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.

			way line	, Guildfo	rd Roa	d, Bradfield Close, Woking, GU22 7QE
2.11 hectare site for	r residential including Affordable Hous					
		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	
16. Maintain high and	Would the development of the site / policy	Targets: increase	-	-	-	Development would result in the loss of employment/jobs.
stable levels of	option:	employment provision and				This could be mitigated if the existing land use is relocated
employment and	<ul> <li>encourage diversity and quality of</li> </ul>	job opportunities; increase				elsewhere within the borough.
productivity, and	employment in the Borough?	access to and				-
encourage high	encourage provision of jobs accessible	participation in education.				Residential development in this location would enable people
quality, low impact	to local residents?	Source: NPPF and				to live within Woking Town Centre. This would enable people
development and	enable local people to work near their	Woking Economic				to live near places of work and have good access to Woking
education for all	homes?	Development Strategy				Railway Station.
		(2012)				· · · · · · · · · · · · · · · · · · ·
	ensure the timely provision of infrastructure?	(20.2)				Optimising/mitigating measures:
		Trends: gradually				Relocate the existing land use within the borough.
	support the implementation of	increasing economically				Troideate the existing land doe within the beloagh.
	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				
		qualifications has				
		increased by 1,100 in one				
		year and makes up nearly				
		7% of the Borough's				
		population (2012/13).				
		population (2012/10).		l	l	1

			Guildford Road, Bradfield Close, Woking, GU22 7QE
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?	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. This could be mitigated if the existing land use is relocated elsewhere within the borough.  Optimising/mitigating measures: Relocate the existing land use within the borough.
		Overall Conclusions	
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; Remediation of contaminated land; Town Centre location promotes use of susta	ainable modes of travel.	
Summary of Economic Impacts & Issues	Development would result in the loss of employers		
Summary of optimising	/mitigating measures:		

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)
- All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)
- 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
- Opportunities to optimise use of sustainable transport

# SITE/0014/MNTW, SHLAAMHW014: Coal Yard/Aggregates Yard adjacent to the railway line, Guildford Road, Bradfield Close, Woking, GU22 7QE 2.11 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

	SITE/0029/MNTW, SHLAAMHW029: 11-15 Guildford Road, Southern House, Jubilee House, Lynton House, Station Approach, Woking, GU22 7PX 0.45 hectare site for mixed use development to comprise of residential including Affordable Housing, offices and retail.							
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	ribrant and		communit	ties		
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 90 dwellings (SHLAA, 2014).  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.  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)		
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.		

						Station Approach, Woking, GU22 7PX
	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 3a and 3b?  • resolve an existing drainage problem?					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:
						<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>
4. Reduce poverty,	Would the development of the site / policy	Targets: Decrease	+	+	+	Indices of Multiple Deprivation (IMD, 2010) does not identify

					use, Station Approach, Woking, GU22 7PX
o.45 hectare site for 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, antisocial 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	Affordable	Housing	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 and 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 and reduce the fear of crime. For example, designing in natural surveillance
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?	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) • within the Guildford Road Shopping Parade • 0-10 minutes to Woking 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

						Station Approach, Woking, GU22 7PX
0.45 hectare site fo	or mixed use development to comprise	of residential including A	Affordak	DIE HOUSI	ng, offi	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.
					<u> </u>	, ,
O Malas da 1		tives: protecting and enhancing			1	
6. Make the best use of previously developed land and existing buildings	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?	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. It will maximise 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 designation?  help to improve air quality?  support specific actions in designated AQMAs?  avoid an increase in congestion which may cause pollution from traffic?  ensure people are not exposed to greater levels of noise?  ensure people are not exposed to light pollution?	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	Would the development of the site / policy	Targets: reduce land	+	+	+	Development of the site will support the remediation of
contamination and	option:	contamination and avoid				contaminated previously developed land.

	SHLAAMHW029: 11-15 Guildford Road, or mixed use development to comprise					
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. Source: NPPF.  Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.	Anordak	Je Housi	lig, om	ces and retain.
9. Conserve and enhance biodiversity	Would the development of the site / policy option:  avoid landtake of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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
0.45 hectare site for	or mixed use development to comprise		Affordab	le Hous	ing, offi	ces and retail.
		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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or offsite 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?  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	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).  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

	SHLAAMHW029: 11-15 Guildford Road, or mixed use development to comprise					Station Approach, Woking, GU22 7PX
OHO HOCKATO OKO TO	- mixed dee development to comprise	or recidential molading /	IIIOIGG	11040		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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water	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 sustainably	resources? • operate within the existing capacities for water supply and wastewater treatment?	Decrease consumption of water to 105litres/person/day in homes. Source: Core				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

	SHLAAMHW029: 11-15 Guildford Road, or mixed use development to comprise					
15. Reduce the need	<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> Would the development of the site / policy	Strategy Policy CS22.  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 infrastructure  Site lies within Town Centre and promotes sustainable forms
to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	option: • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership? • support improved provision for cycling? • support improved provision for walking? • affect public rights of way? • support improved access to public transport? • support the provision of a safe transport network? • be accommodated within the existing public transport constraints? • lead to development within a main town, district or local centre? • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.	+	+	+	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 will reduce the need to travel, particularly by car.
	Feonomic of	ojectives: building a strong, re	snonsive	and comp	etitive ec	onomy .
16. Maintain high and	Would the development of the site / policy	Targets: increase	sponsive +	+	+	Mixed-use development will bring forward commercial use,
stable levels of employment and	option:  • encourage diversity and quality of	employment provision and job opportunities; increase	'	'	'	and promote the generation of jobs. It will help support the local economy and bring forward high quality commercial

						Station Approach, Woking, GU22 7PX
	or mixed use development to comprise		Attordat	le Housi	ng, offic	
productivity, and	employment in the Borough?	access to and				premises that are fit for the needs of modern businesses.
encourage high	encourage provision of jobs accessible	participation in education.				
quality, low impact	to local residents?	Source: NPPF and				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				
	<ul> <li>ensure the timely provision of</li> </ul>	(2012)				The commercial element of the development will support the
	infrastructure?	Too a dee and deedle				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 in 2012/13 from 51,000 in				
	education and local employment					
	opportunities?	2011/12); steady supply of				
	<ul> <li>improve access to and participation in</li> </ul>	jobs; decreasing number 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	+	+	+	Mixed-use development would bring forward high quality
of commercial	option:	registered businesses;				commercial and retail development within Woking Town
development	lead to the loss of viable	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	provide for the needs of business in	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				
	support the vibrancy of the town, district	businesses (from 1997 to				
	and local centres?	2007 – no recent data);				

SITE/0029/MNTW, S	SITE/0029/MNTW, SHLAAMHW029: 11-15 Guildford Road, Southern House, Jubilee House, Lynton House, Station Approach, Woking, GU22 7PX						
0.45 hectare site for	or mixed use development to comprise of residential including Affordable Housing, offices and retail.						
0.43 Hectare Site 10	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 Environmental Impacts & Issues	Efficient use of brownfield land; Remediation of contaminated land;						
Summary of	Town Centre location promotes use of sustainable modes of travel.  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	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	nary of ontimising/mitigating measures:						

#### 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)
- All housing allocations are required to make a contribution to avoid harm to the SPA (Policy CS8)
- · Design of the development would have to provide suitable wastewater and sewerage infrastructure
- 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
- Undertake feasibility study for connection to CHP network
- Transport Assessment and Travel Plan required to determine impact of development on transport network, mitigating measures, and opportunities to minimise car use
- Design to have regard to locally listed assets
- 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 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

## St Johns and Hook Heath Ward Site Allocations

Scoring System:

++ Very positive impact + Positive impact	Neutral impact	- Negative impact	Very negative impact
			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		communit	iies
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 11dwellings (SHLAA, 2014).  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.  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)
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 by providing decent homes.

	HLAASJHH011: Corner Garage, 16-18 r residential including Affordable Hous		GU21 7	'SA		
wellbeing of the population and reduce inequalities in health	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?	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.				Development will encourage healthy lifestyles where residential is close to services and facilities within the local centre.
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 3a and 3b?  • resolve an existing drainage problem?	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	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?	Targets: Decrease deprivation, crime, antisocial behaviour and number of benefit claimants.  Source: Woking Service & Performance Plan 2013-	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.

V. 12 HECKATE SHE IV	r residential including Affordable Hous	14				Optimising/mitigating measures:
	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 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	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?	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:  St. Johns Local Centre  O-10min distance to Woking town centre  O-10 minutes distance to nearest railway station  11-15 minutes walk to a primary school  O-5 minutes walk to a secondary school  O-5 minutes walk to a GP  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.  It would however be at the expense of loss of employment use.

	HLAASJHH011: Corner Garage, 16-18		GU21 7	'SA		
0.12 hectare site fo	r residential including Affordable Hous					
		tives: protecting and enhancing			1	
6. Make the best use of previously developed land and existing buildings	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?	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 and will development will maximise the efficient 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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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	+	+	+	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:

SITE/0011/SJHH, SHLAASJHH011: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA 0.12 hectare site for residential including Affordable Housing							
0.12 nectare site io	residential including Anordable Hous	contamination.				Remediation of land, if required.	
9. Conserve and enhance biodiversity	Would the development of the site / policy option:     avoid landtake of identified (including protected) habitats?     avoid fragmentation, and increase connectivity, of habitats?     avoid recreational impacts on habitats?     avoid adverse hydrological impacts on habitats?     avoid the impacts of vehicle emissions on habitats?     avoid the impact of light on habitats?     preserve and protect existing habitats?     provide opportunities for enhancement and/or creation of biodiversity?	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 (Policy CS8).	
10. Conserve and enhance and where appropriate make accessible for enjoyment the natural, historic and cultural assets and landscapes of Woking	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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	-	-		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.	

	HLAASJHH011: Corner Garage, 16-18 r residential including Affordable Hous		, GU21 7	'SA		
U. 12 Neciale Site 10	residential including Anordable Hous	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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  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	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).  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
impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	U	+	+	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.

	HLAASJHH011: Corner Garage, 16-18 or residential including Affordable House		, GUZ1 /	JA		
		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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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 safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?	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.	+	+	+	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:

	HLAASJHH011: Corner Garage, 16-18		GU21	7SA		
0.12 hectare site for	r residential including Affordable Hous					
0.12 hectare site for	<ul> <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>	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				
	Face arrival	services.			-4:4:	
16. Maintain high and	Would the development of the site / policy	bjectives: building a strong, re Targets: increase	sponsive	and comp	Detitive ed	conomy
stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?     improve access to and participation in education?	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	-			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

		sing				
		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	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?	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	-	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

	SITE/0011/SJHH, SHLAASJHH011: Corner Garage, 16-18 St Johns Road, St Johns, GU21 7SA 0.12 hectare site for residential including Affordable Housing					
Impacts & Issues	Positive impact on health and wellbeing; Loss of a proportion of an employment use.					
Summary of	Efficient use of brownfield land and opportunity to remediate land;					
Environmental	Local Centre location promotes use of sustainable modes of travel;					
Impacts & Issues	Design to respect relationship with adjacent residential properties.					
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

### **West Byfleet Ward Site Allocations**

Scoring System:

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

SITE/0023/WBYF, SHLAAWB023: 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 Library), offices and residential including Affordable Housing **Decision-making criteria SA Objective** Indicators and targets Short-Mediu Long Comments term -term (justification of score + cumulative effects + mitigation m-0term 20+yr measures) 5yrs 5-S 20vrs Social objectives: supporting strong, vibrant and healthy communities 1. Provision of Would the development of the site / policy Targets: 4,964 dwellings Development would contribute to meeting overall housing sufficient housing from 2010–2027, 292 requirement, including affordable housing. It is anticipated option: that the site would yield 91 dwellings (SHLAA, 2014). which meets the dwellings per annum. 35% facilitate meeting the Core Strategy needs of the of all new homes to be allocation as a minimum? community and provide high quality housing? affordable from 2010 to As a previously developed site of over 15 homes and more than 1,000 square metres gross floorspace, over 0.5 ha site which is at an 2027. provide the right type and size of Source: Core Strategy area, 40% affordable housing provision would be required. affordable price housing to meet local need? Policies CS10 & CS12 • provide pitches for Gypsies and Improvement to number of Optimising/mitigating measures: Travellers? unfit homes. Source: • Affordable housing to be provided on site in line with • support the delivery of extra care or Woking Housing Strategy Policy CS12. If this can not be achieved then enhanced sheltered accommodation? 2011-2016 evidence will need to be submitted to support • support the provision of affordable 24 Gypsy and Traveller otherwise housing? pitches from 2012-2027, Site to provide high quality homes that meet the • support the provision of Lifetime Homes +9 pitches from 2027construction and design standards set out in the to meet identified needs? 2040. Source: Gypsy & Core Strategy and relevant SPDs • provide appropriate properties for a Traveller Accommodation change demographic profile? Provide a mix of dwellings types and sizes to Assessment 2012 address the nature of local needs as evidenced in latest SHMA (Policy CS11) 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 Would the development of the site / policy Targets: increased life Development will bring about positive impact on health and

	SHLAAWB023: Land at Station Approac					
			ent Wait	rose sto	re), con	nmunity facilities (including retained or replacement
	d residential including Affordable Hou		1		T	T
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.  The development will need to re-provision for community facilities (library).
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 3a and 3b?  • resolve an existing drainage problem?	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:

0.8 hectare site for	HLAAWB023: Land at Station Approac mixed use development to comprise r d residential including Affordable Hou	etail (including replaceme				nmunity facilities (including retained or replacement
						<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>
4. Reduce poverty, crime and social exclusion	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	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 and retail). This will create additional jobs, some of which could be sourced from the local area, which will have direct impacts on poverty.  Community facilities would be re-provision of the existing.  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	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	Targets: improve accessibility to all services and facilities. Source: Core Strategy Policy CS18	+	+	+	The site is located within:  West Byfleet District Centre  O-10mins walking distance to West Byfleet railway station  6-10 minutes walk to a primary school

0.8 hectare site for	SHLAAWB023: Land at Station Approac mixed use development to comprise re d residential including Affordable Hous	etail (including replaceme				se] nmunity facilities (including retained or replacement
Library), offices an	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.				6-10 minutes walk to a secondary school     0-5 minutes walk to a GP  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.  Development will also include community facilities (reprovision of the existing).
		tives: protecting and enhancir	ng our nat	ural, built a	and histo	
6. Make the best use of previously developed land and existing buildings	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?	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 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	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?  • ensure people are not exposed to	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	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.

	SHLAAWB023: Land at Station Approac					se] nmunity facilities (including retained or replacement
	d residential including Affordable House		Ciit Wan	.1030 310	10), 0011	initiality facilities (including retained of replacement
8. Reduce land contamination and safeguard	greater levels of noise?  • ensure people are not exposed to light pollution?  Would the development of the site / policy option:  • avoid development on Agricultural Land	air quality "hot spot" at Constitution Hill area. Light pollution is not currently considered to be an issue in the Borough. Targets: reduce land contamination and avoid development on Grade 1,	+	+	+	Development of the site could help remediate existing contamination on parts of the site.
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 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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?	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	-	-	-	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.

0.8 hectare site for		etail (including replaceme				se] nmunity facilities (including retained or replacement
Library), offices an	conserve and/or enhance cultural assets?     improve access to the natural and historic environment and cultural 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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  increase the resilience of the habitat to	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	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

U.8 nectare site for	mixed use development to comprise r					
	d residential including Affordable Hou		ent wait	rose sto	re), com	nmunity facilities (including retained or replacement
	support the implementation of the Code for Sustainable Homes and BREEAM?     NB. Flooding covered by SA3 and Sustainable travel covered by SA15					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. 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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option:	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

	SHLAAWB023: Land at Station Approac					
			ent Wait	rose sto	re), con	nmunity facilities (including retained or replacement
	d residential including Affordable Hous	sing				
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. Source: Core Strategy Policy CS22.  Trends: river quality in the Borough remains poor/moderate; consumption of water remains high.				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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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 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.

SITE/0023/WBYF, SHLAAWB023: 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 Library), offices and residential including Affordable Housing 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 that has the potential to create a stable levels of employment provision and significant number of jobs. option: employment and • encourage diversity and quality of job opportunities; increase productivity, and employment in the Borough? access to and participation in education. encourage high encourage provision of jobs accessible Source: NPPF and quality, low impact 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 qualifications has increased by 1.100 in one vear 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 that has the potential to create a of commercial registered businesses; significant number of jobs. option: development decrease in amount of lead to the loss of viable opportunities to meet employment/jobs? vacant retail, commercial the needs of the and industrial floorspace: • deliver sufficient employment land? improve quality of office economy and, in • provide for the needs of business in particular, support space. Source: Economic urban and rural areas (such as range of and enhance Development Strategy premises, land, infrastructure and economies of town, 2012 services)?

Library), offices and	mixed use development to comprise red residential including Affordable Hous		The store, commit	anity racinties (including retained or i	еріасепіспі
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	<ul> <li>development will create enhanced s</li> <li>positive contribution to housing;</li> <li>positive impacts on health and well</li> </ul>	social and community facilities;			
Summary of Environmental Impacts & Issues	<ul> <li>efficient and effective use of previously developed land;</li> <li>District Centre location with potential to promote sustainable modes of travel</li> <li>Regeneration of a District Centre</li> </ul>				
Summary of Economic Impacts & Issues	6	e jobs and enhance the economy of the	ne area.		

## Summary of optimising/mitigation 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)
- Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)
- Good quality design to ensure that development enhances adjacent heritage asset.
- 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
- 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

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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 28 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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 wher residential is close to services and facilities within the nearb centre.

	HLAAWB050: Camphill Club and Scoเ					
	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 3a and 3b?  • resolve an existing drainage problem?					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 account SuDS and provide suitable surface and foul
						<ul> <li>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 Multiple Deprivation (IMD, 2010) does not identify

SITE/0050/WBYF, S	HLAAWB050: Camphill Club and Scot	ut Hut, Camphill Road, We	st Byfle	et, KT14	6EF	•
0.38 hectare site for crime and social exclusion	primited use development to comprise option:	residential including Afformula deprivation, crime, antisocial 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.	rdable H	lousing	and co	any issues at this location.  Community facilities would be re-provision of the existing. 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	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?	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:  400-800m access by foot to nearest centre (within suitable walking distance)  0-1333m access by bicycle to nearest centre  0-10min 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  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.

	HLAAWB050: Camphill Club and Scot					
0.38 hectare site fo	r mixed use development to comprise	residential including Affo	rdable	Housing	and cor	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.
		tives: protecting and enhancin	g our nat	ural, built	and histo	
6. Make the best use of previously developed land and existing buildings	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?	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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	Would the development of the site / policy	Targets: reduce land	0	0	0	Development impacts on the objective is predicted to be
contamination and	option:	contamination and avoid				neutral.

	SHLAAWB050: Camphill Club and Scou					
	r mixed use development to comprise		rdable l	Housing	and cor	mmunity use
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. Source: NPPF.  Trends: no significant loss of agricultural land; increase in number of sites with potential land contamination.				
9. Conserve and enhance biodiversity	Would the development of the site / policy option:     avoid landtake of identified (including protected) habitats?     avoid fragmentation, and increase connectivity, of habitats?     avoid recreational impacts on habitats?     avoid adverse hydrological impacts on habitats?     avoid the impacts of vehicle emissions on habitats?     avoid the impact of light on habitats?     preserve and protect existing habitats?     provide opportunities for enhancement and/or creation of biodiversity?	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	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?  • conserve and/or enhance the Borough's existing green infrastructure assets?  • conserve and/or enhance heritage assets and their settings?  • lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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.

SITE/0050/WBYF, S	SHLAAWB050: Camphill Club and Scou	it Hut, Camphill Road, We	st Byfle	et, KT14	6EF	
	r mixed use development to comprise					mmunity use
		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. 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 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 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

	HLAAWB050: Camphill Club and Scou					
U.38 nectare site to	r mixed use development to comprise	residential including Affo	praable	Housing	and co	mmunity use
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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	Would the development of the site / policy option: • support the improvement of water quality? • support the efficient use of water resources? • operate within the existing capacities for	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	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 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.
	water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?	105litres/person/day in homes. Source: Core Strategy Policy CS22.  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

	<ul> <li>provide adequate wastewater and sewerage infrastructure?</li> </ul>	Borough remains poor/moderate; consumption of water remains high.				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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.	+	+	+	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	onomy
16. Maintain high and stable levels of	Would the development of the site / policy option: • encourage diversity and quality of	Targets: increase employment provision and job opportunities; increase	0	0	0	,

	HLAAWB050: Camphill Club and Scou					
	r mixed use development to comprise		rdable I	Housing	and cor	nmunity use
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				
	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; decrease in amount of				
development opportunities to meet	• lead to the loss of viable	vacant retail, commercial				
the needs of the	employment/jobs?	and industrial floorspace;				
economy and, in	deliver sufficient employment land?	improve quality of office				
particular, support	provide for the needs of business in 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	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				

SITE/0050/WBYF, S	SITE/0050/WBYF, SHLAAWB050: Camphill Club and Scout Hut, Camphill Road, West Byfleet, KT14 6EF					
	0.38 hectare site for mixed use development to comprise residential including Affordable Housing and community use					
	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	<ul> <li>provision of social and community facility;</li> <li>positive contribution towards housing provision;</li> <li>positive impact on health and wellbeing.</li> </ul>					
Summary of Environmental Impacts & Issues	<ul> <li>efficient use of previously developed site;</li> <li>potential to reduce the need to travel by car;</li> <li>potential for use of sustainable modes of travel</li> </ul>					
Summary of Economic Impacts & Issues						

Summary of optimising/mitigation 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)
- 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
- All housing allocation are required to make a contribution to avoid harm to the SPA (Policy CS8)
- 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 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
- Encourage sustainable 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				
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 14 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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 when residential is close to services and facilities within the centre

	LAAWB071: 1, 3, 5, 7, 9, 11, 13 and 15 Old mixed use development to comprise retail a					
0.15 hectare site for r	nixed use development to comprise retail at 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	ordable	Housing		
		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	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 3a and 3b?  • resolve an existing drainage problem?	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	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?	Targets: Decrease deprivation, crime, antisocial behaviour and number of benefit claimants.  Source: Woking Service & Performance Plan 2013-14  Trends: Number of people claiming Job Seekers Allowance decreased	+	+	+	Indices of Multiple 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 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.
		between 2010-2014. Total number of people claiming benefits lower				Optimising/mitigating measures:  • Design of the scheme to seek to design out crime and reduce the fear of crime. For example,

	LAAWB071: 1, 3, 5, 7, 9, 11, 13 and 15 Old nixed use development to comprise retail a					
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?	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. Source: Core Strategy Policy CS18  Trends: increased accessibility to local services by public transport over last three years.	+	+	+	The site is located within:  West Byfleet District Centre  O-10 minutes walking distance to West Byfleet railway station O-5 minutes walk to a primary school G-10 minutes walk to a secondary school O-5 minutes walk to a GP 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 object	tives: protecting and enhancing				
6. Make the best use of previously developed land and existing buildings	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	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.

v. 13 Hectare Site IOI	mixed use development to comprise retail a buildings?	be directed to urban	oi dabie	lousing		
	<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	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?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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	Impacts are predicted to be neutral. The proposed use will not lead to any 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 connectivity, of habitats?  • avoid recreational impacts on habitats?  • avoid adverse hydrological impacts on	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.

	LAAWB071: 1, 3, 5, 7, 9, 11, 13 and 15 Old					
0.15 hectare site for r	mixed use development to comprise retail a		ordable	Housing		T
	<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>	'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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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 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 for 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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar	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.

	LAAWB071: 1, 3, 5, 7, 9, 11, 13 and 15 Old					
production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or offsite 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?  • 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	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.	ordable l	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
12. Reduce the impact of consumption of resources by using sustainably produced and local products	Sustainable travel 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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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).  Targets: decrease amount	0	+	+	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 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.  The Council has effective measures, policies and guidance in
generation and disposal and achieve	option:  • support a reduction in the generation of	of waste produced per capita; increase	_		U	place to reduce the amount of household and trade waste that is generated from both existing and new development.

	LAAWB071: 1, 3, 5, 7, 9, 11, 13 and 15 Old					
o.15 hectare site for resustainable management of waste	waste?  • minimise waste in the construction process?	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.	ordable	Housing		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	Would the development of the site / policy option:  support the improvement of water quality?  support the efficient use of water resources?  operate within the existing capacities for water supply and wastewater treatment?  prevent water resource pollution?  facilitate water quality to be achieved through remediation?  provide adequate wastewater and sewerage infrastructure?	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 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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport,	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	+	+	+	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.

	nixed use development to comprise retail a health centres etc.?	bicycle remains static		U		
		(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.			.1.1	
0.14		bjectives: building a strong, re				
16. Maintain high and	Would the development of the site / policy	Targets: increase	+	+	+	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				
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?					
	support the implementation of	Trends: gradually				
	BREEAM?	increasing economically				
	support a better match between	active population (51,800				
	education and local employment	in 2012/13 from 51,000 in				
	opportunities?	2011/12); steady supply of				
		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	1			
l						

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?	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	+	+	+	Significant potential for job creation through the retail element of the allocation.	
		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	<ul> <li>positive contribution towards housing</li> <li>Positive impact on health and wellth</li> </ul>						
Summary of Environmental Impacts & Issues	<ul> <li>Positive impact on health and wellbeing.</li> <li>District Centre location promotes use of sustainable modes of travel;</li> <li>Effective and efficient use of previously developed land.</li> </ul>						
Summary of Economic Impacts & Issues	Job creation through significant retaining	ail provision.					

- 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)

## SITE/0071/WBYF, SHLAAWB071: 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

4.82 hectare site for 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	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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	Would the development of the site / policy option:  • support the provision of key health services?  • help improve the health of the community e.g. encourage healthy lifestyles?  • reduce health inequalities?	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	0	0	0	As an allocation for industrial development, a neutral effect in terms of this objective.

4.82 hectare site fo	improve accessibility to leisure and	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	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 3a and 3b?  • resolve an existing drainage problem?	recent years.  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 lies within Flood Zone 1, where development s recommended.  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.  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.  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

	SHLAAWB003: Camphill Tip, Camphill	Road, West Byfleet, KT14	6EW			
4.82 hectare site fo	r industrial use					(SUDS) as part of any development proposals. If this is not feasible, the Council will require evidence illustrating this (Policy CS9).  Overall, a neutral impact in terms of this objective.  Optimising/mitigating measures:  • Flood Risk Assessment  • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage  • Development should be located within Flood Zone 1 only
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	+	+	+	Indices of Multiple 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 and reduce the fear of crime. For example, designing in natural surveillance

SITE/0003/WBYF, S 4.82 hectare site fo	GHLAAWB003: Camphill Tip, Camphill I	Road, West Byfleet, KT14	6EW			
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?	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:  1600-2000m access by foot to nearest centre 1333-2666m access by bicycle to nearest centre 0-10 minutes to nearest railway station 6-10min distance to nearest primary school 26-30min distance to nearest 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 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: Improve access to key services and facilities
	Environmental objec	tives: protecting and enhancing	g our nat	ural, built a	and histo	ric environment
6. Make the best use of previously developed land and existing buildings	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?	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 will utilise and maximise the use of existing previously developed site.

	SHLAAWB003: Camphill Tip, Camphill	Road, West Byfleet, KT14	6EW			
4.82 hectare site for 7. Minimise air, light and noise pollution	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?     ensure people are not exposed to greater levels of noise?     ensure people are not exposed to light pollution?	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	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	Would the development of the site / policy option:  • avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  • support the remediation of contaminated land?  • reduce the risk of creating further contamination?	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.	+	+	+	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 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.	-	-	-	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	Would the development of the site / policy option:  • avoid adverse impacts on important	Targets: preserve and enhance cultural and historic features.	-	-	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

	HLAAWB003: Camphill Tip, Camphill I	Road, West Byfleet, KT14	6EW			
4.82 hectare site for						
accessible for	landscapes?	Source: Core Strategy				character of the site.
enjoyment the	<ul> <li>conserve and/or enhance the Borough's</li> </ul>	Policy CS20				
natural, historic and	existing green infrastructure assets?	Improved provision of				Optimising/mitigation measures:
cultural assets and	<ul> <li>conserve and/or enhance heritage</li> </ul>	open space. Source:				Careful design to minimise the impact of development on the
landscapes of	assets and their settings?	Core Strategy Policy				surrounding landscape.
Woking	<ul> <li>lead to the improved management,</li> </ul>	CS17				
	restoration and/or sensitive reuse of a					
	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				
		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 industrial development would be required to achieve the
causes of climate	option:	carbon emissions and				energy and water components of BREEAM 'very good'.
change – particularly	<ul> <li>improve the energy efficiency of the</li> </ul>	increase energy from				
by increasing energy	building stock?	renewable sources.				The site offers reasonable accessibility to most local
efficiency and the	<ul> <li>help take advantage of passive solar</li> </ul>	Source: 2009 Renewable				facilities, and should ensure emissions from private car use
production of energy	gain through orientation?	Energy Directive and Core				do not significantly increase as a result of the development.
from low and zero	help minimise the use of energy through	Strategy Policy CS23.				
carbon technologies	design and occupation?	Dwellings to meet energy				Development of the site could potentially lead to an increase
and renewable	reduce the emission of greenhouse	and water categories of Code Level 4. Source:				in hard landscaping, and in turn could increase surface water
sources – and adapt	gases?					runoff. This could be mitigated against through the use of
to its impacts	facilitate the generation/use of	Core Strategy Policy CS22.				adaptation measures (such as SuDS).
	renewable energy?	Increase green				Any high energy use buildings within the development should
	support decentralised energy	infrastructure for				consider establishing or connecting to an existing CHP
	generation?	adaptation purposes				network.
	<ul> <li>support the development of on or off-</li> </ul>	adaptation purposes				HOLWOIN.

SITE/0003/WBYF, S 4.82 hectare site fo	HLAAWB003: Camphill Tip, Camphill	Road, West Byfleet, KT14	6EW			
4.02 Hectare Site 10	site 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?  • 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	(including SUDS). Source: 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 high constructions.
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	+	+	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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

4.82 hectare site fo		Trends: increase in recycling and composting; decrease in waste going to landfill.				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:  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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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).  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.  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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?	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	+	+	+	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: Camphill Tip, Camphill	Road, West Byfleet, KT14	6EW			
4.82 hectare site fo		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				
	Economic o	services. bjectives: building a strong, re	cnoncivo	and comp	otitivo oc	onomy
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  • improve access to and participation in education?	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	+	+	+	Site is allocated for employment use and will generate jobs.

SITE/0003/WRYE S	HLAAWB003: Camphill Tip, Camphill I	Road West Buffeet KT14	6FW			
4.82 hectare site for		Yoau, West Dyneet, Ki 14	OLVV			
		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	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?	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).	+	+	+	Site is allocated for employment use and will generate jobs
		Overall Concl	usions			
Summary of Social Impacts & Issues						
Summary of	Efficient use of previously develope	ed site;				

SITE/0003/WBYF, SHLAAWB003: Camphill Tip, Camphill Road, West Byfleet, KT14 6EW 4.82 hectare site for industrial use				
Environmental Impacts & Issues	<ul> <li>Development has the potential to reduce the need to travel by car;</li> <li>Opportunity to bring contaminated land into effective use.</li> </ul>			
Summary of Economic Impacts & Issues	<ul> <li>Potential for employment use and job creation;</li> <li>Development will enhance the economy of the area.</li> </ul>			

## Summary of optimising/mitigating measures

- 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
- Improve access to key services and facilities
- · Contamination 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 redevelopment of the site would have an adverse impact
- Mitigation measures to ensure watercourse does not become contaminated
- 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 uses
- 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
- Careful design to minimise the impact of development on the surrounding landscape.

	SITE/0014/WBYF, SHLAAWB014: Car park to east of Enterprise House, adjacent Social Club, Station Approach, West Byfleet, KT14 6NW 0.08 hectare site for mixed use development to comprise residential including Affordable Housing and retail						
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	ribrant and	d healthy	communit	ties	
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 12 dwellings (SHLAA, 2014).  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.  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)	
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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	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.	

	HLAAWB014: Car park to east of Entermixed 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	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 3a and 3b?  • resolve an existing drainage problem?	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 account SuDS and provide suitable surface and foul
4. Reduce poverty, crime and social	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, anti-	+	+	+	water drainage Flood Risk Assessment (subject to the findings of the forthcoming Preliminary Surface Water Management Plan)  Indices of Multiple Deprivation (IMD, 2010) does not identify any issues at this location.

	SHLAAWB014: Car park to east of Ente or mixed use development to comprise					
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.				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. The impacts on crime will be neutral.  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	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?	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:  West Byfleet District Centre  O-10 minutes walking distance to West Byfleet railway station O-5 minutes walk to a primary school G-10 minutes walk to a secondary school O-5 minutes walk to a GP 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.
	Environmental object	Lives: protecting and enhancir	ng our nat	ural built	and histo	oric environment
6. Make the best use of previously developed land and existing buildings	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?	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 site. Its development will help maximise the efficient 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 designation?  • help to improve air quality?  • support specific actions in designated AQMAs?  • avoid an increase in congestion which may cause pollution from traffic?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	Trends: since 2010, the 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 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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	Targets: reduce land contamination and avoid development on Grade 1, 2 or 3a agricultural land. Source: NPPF.  Trends: no significant loss of agricultural land;	+	+	+	Due to previous use, contamination may be present on the site. Development will offer opportunity remediation.

0.08 hectare site fo	r mixed use development to comprise	increase in number of	ordable	Housing	and ret	ail
		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 contributior 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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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

	HLAAWB014: Car park to east of Ente 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	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or offsite 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?  • 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	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	O	0	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.  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 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	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?	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

	HLAAWB014: Car park to east of Ente r mixed use development to comprise					
0.00 Hectare Site 10	support use of materials and aggregates from nearby sources?     support lifestyles compatible with the objectives of sustainability?     provide land for allotments?	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	Juanie	nousing	and ret	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	Would the development of the site / policy option: • support a reduction in the generation of waste? • minimise waste in the construction process?	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.  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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 Level 5 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	Would the development of the site / policy option: • reduce the need to travel, particularly by car/van/lorry? • reduce the need for car ownership?	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.

	HLAAWB014: Car park to east of Ente					
	<ul> <li>mixed use development to comprise</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>					
		services.			L	
		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	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?	Targets: increase employment provision and job opportunities; increase access to and participation in education. Source: NPPF and Woking Economic Development Strategy (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				

SITE/0014/WBYF, S	SHLAAWB014: Car park to east of Ente	rprise House, adjacent Se	ocial Clu	ıb, Statio	n Appr	oach, West Byfleet, KT14 6NW
	r mixed use development to comprise					
	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).				
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?	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	+	+	+	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).				
	Overall Conclusions				
Summary of Social Impacts & Issues	Positive contribution towards housing requirement; Positive impact on well being.				
Summary of Environmental Impacts & Issues	Effective use of previously development land; Potential for negative noise impacts.				
Summary of Economic Impacts & Issues	Mixed use development to include commercial development. This would create jobs in the local area.				

### Summary of optimising/mitigation 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)
- 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
- Noise assessment and noise mitigation measures as integral part of design
- Appropriate car parking provision to minimise car ownership and use
- All housing development to make contribution to mitigate against harm to SPA.
- · Careful attention to detailed design to minimise impacts of development on nearby heritage assets
- 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 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

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)
		cial objectives: supporting stro	ong, vibrant	and health	y commun	
Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. The residential yield is tbc (SHLAA, 2014) but anticipate approximately 14 dwellings.  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.  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 Constrategy and relevant SPDs  • Provide a mix of dwellings types and sizes to addres the nature of local needs as evidenced in latest SHMA (Policy CS11)
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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?	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	+	+	+	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.

	SHLAAWB008: Phoenix House, Pyrford Ro for residential including Affordable Housi		1			
3. Reduce vulnerability to flooding and harm from flooding on public well- being, the economy and	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	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.
4. Reduce poverty, crime and social exclusion	3a and 3b?     • resolve an existing drainage problem?      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?	Targets: Decrease deprivation, crime, antisocial 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	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.  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

	SHLAAWB008: Phoenix House, Pyrford Rofor residential including Affordable Housing Affordable Housing Affordable Housing Would the development of the site / policy option:		+	+	+	The site is located within:
all 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. Source: Core Strategy Policy CS18  Trends: increased accessibility to local services by public transport over last three years.				West Byfleet District Centre     0-10mins walking distance to West Byfleet railway station     0-5 minutes walk to a primary school     11-15 minutes walk to a secondary school     0-5 minutes walk to a GP     within 250m of public footpath     within 250m of bus services and bus stops     10-20mins drive to 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 in the community.  This is represented by the positive score.
		objectives: protecting and enh				
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	+	+	+	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

ITE/0008/WBYF, 0.12 hectare site	SHLAAWB008: Phoenix House, Pyrford Ro for residential including Affordable Housi	oad, West Byfleet, KT14 6RA ng	1			
	result in the loss of greenfield land (including gardens)?     support the restoration of vacant / contaminated land?	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	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?  ensure people are not exposed to greater levels of noise?  ensure people are not exposed to light pollution?	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.	-	?	?	Development means more vehicle movements and consequent emissions. 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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:  • avoid land take of identified (including protected) habitats?  • avoid fragmentation, and increase connectivity, of habitats?  • avoid recreational impacts on habitats?  • avoid adverse hydrological impacts on	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	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.

	for residential including Affordable Housin 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> <li>provide opportunities for enhancement and/or creation of biodiversity?</li> </ul>	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	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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	Redevelopment of this site will not have any impact on important landscapes or heritage assets.
11. Reduce the causes of climate change – particularly by increasing	Would the development of the site / policy option:  • improve the energy efficiency of the building stock?  • help take advantage of passive solar	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 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

	SHLAAWB008: Phoenix House, Pyrford Ro		ı			
energy efficiency and the production of energy from low and zero carbon technologies and renewable sources – and adapt to its impacts	gain through orientation?  • help minimise the use of energy through design and occupation?  • reduce the emission of greenhouse gases?  • facilitate the generation/use of renewable energy?  • support decentralised energy generation?  • support the development of on or off-site 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?  • 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	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 or 5, and take account of layout, landform, orientation and landscaping to maximise efficient use of energy and adapt to the impacts of
12. Reduce the impact of consumption of resources by using sustainably produced and local products	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	+	+	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	Would the development of the site / policy option: • support a reduction in the generation of waste?	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. The negative short term score reflects that all new development

	SHLAAWB008: Phoenix House, Pyrford Ro		1			
achieve sustainable management of waste	minimise waste in the construction process?	recycled/composted waste. Source: Surrey Waste Plan 2008, Woking Infrastructure Delivery Plan 2011.				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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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 wastewater and sewerage infrastructure
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 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.

ITE/0008/WBYF,	SHLAAWB008: Phoenix House, Pyrford Ro	oad, West Byfleet, KT14 6RA	<u> </u>		
	for residential including Affordable Housi	ng			
		(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.			
		mic objectives: building a stroi	ng, responsiv	e and co	
16. Maintain	Would the development of the site / policy	Targets: increase	-	-	<ul> <li>Development would result in the loss of employment/jobs</li> </ul>
high and stable	option:	employment provision and			within a District Centre. This would conflict with Core Strategy
levels of	<ul> <li>encourage diversity and quality of</li> </ul>	job opportunities; increase			Policy CS3 and CS15 which seeks to retain employment uses
employment	employment in the Borough?	access to and			in sustainable locations. Due to the size of the site, it is
and	<ul> <li>encourage provision of jobs accessible</li> </ul>	participation in education.			unlikely that the site is suitable for a mixed use residential and
productivity,	to local residents?	Source: NPPF and			employment scheme, therefore residential development would
and encourage	enable local people to work near their	Woking Economic			result in the loss of employment opportunities. Relocation of
high quality, low	homes?	Development Strategy			the existing business to another area within the borough could
impact	ensure the timely provision of	(2012)			have a negative effect on the vibrancy and viability of West
development	infrastructure?				Byfleet District Centre.
and education	support the implementation of	Trends: gradually			
for all	BREEAM?	increasing economically			The current use of the site is to provide premises and support
	support a better match between	active population (51,800			to start up companies in the borough and encourages the
	education and local employment	in 2012/13 from 51,000 in			provision of a diverse range of jobs that are accessible to local
	opportunities?	2011/12); steady supply of			residents.
	improve access to and participation in	jobs; decreasing number			
	education?	of unemployment benefit			Residential development in this location would enable people
		claimants; increase in			to live near places of work and have good access to West
		number of apprentices;			Byfleet Railway Station.
		numbers of unemployed			
		economically active			Summary of optimising/mitigating measures:
		people – performing better			Retain existing office/commercial floorspace and employment
		than regional and national			opportunities
		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			

	SHLAAWB008: Phoenix House, Pyrford Ro for residential including Affordable Housi						
0.12 nectare site	Tor residential including Arrordable flousi	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	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?	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).	Conclusion		-	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.	
Summary of	Contribution towards housing requirement;	Overan	23110103101				
Social Impacts & Issues	Excellent access to range of services and fa	cilities.					
Summary of Environmental Impacts & Issues	Efficient use of brownfield land; District Centre location promotes use of sus	tainable modes of travel.					
Summary of Economic Impacts & Issues	Development would result in the loss of commercial floorspace; Development would result in the loss of employment/jobs.						
Summary of optim	nising/mitigating measures:			•	•		

## ITE/0008/WBYF, SHLAAWB008: Phoenix House, Pyrford Road, West Byfleet, KT14 6RA 0.12 hectare site for residential including Affordable Housing

- 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
- Remediation of 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 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
- Additional access improvements to key services and facilities
- Further investigation into land contamination, in consultation with Environmental Health and Environment Agency
- Retain existing office/commercial floorspace and employment opportunities

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)
		objectives: supporting strong	vibrant an	d healthy c	communities	
Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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.	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 166 dwellings (SHLAA, 2014).  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.  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)
2. Facilitate the mproved health and wellbeing of the population and educe inequalities in health	Would the development of the site / policy 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?	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	0	0	0	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.  However the site is within 1km of West Byfleet District Centre and the health services therein, which is beyond a reasonable walking distance. Overall a neutral score.

SITE/0017/WBYF, SHL	LAAWB017: Camphill Industrial Estate and esidential including Affordable Housing	Apex Court, Camphill Road	, West Byf	leet, KT14	6EB	
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 3a and 3b?  • resolve an existing drainage problem?	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.	-	-	-	The majority of the site lies 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.  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).  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:  • Flood Risk Assessment  • Design of the development would have to take into account SuDS and provide suitable surface and foul water drainage
Reduce poverty,     crime and social     exclusion	Would the development of the site / policy option:	Targets: Decrease deprivation, crime, antisocial behaviour and	0	0	0	Indices of Deprivation (IMD, 2010) does not identify any issues at this location.

	LAAWB017: Camphill Industrial Estate and esidential including Affordable Housing	Apex Court, Camphill Road	l, West Byfleet,	, KT14 6EB	
Z.21 Nectare Site for F	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?	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.			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	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?	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:  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  The site is outside of the District Centre and is beyond reasonable walking distance of key services and facilities therein. The need to travel to access services and facilities

	LAAWB017: Camphill Industrial Estate and esidential including Affordable Housing	Apex Court, Camphill Road	, West Byf	leet, KT14	6EB	
2.21 nectare site for r	esidential including Affordable Housing					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
	Environmental obje	ctives: protecting and enhanc	cing our nat	tural, built a	and historic	c environment
6. Make the best use of previously developed land and existing buildings	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?	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	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?  ensure people are not exposed to	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	-	?	?	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.  The site is adjacent to the railway line and noise, dust and

	LAAWB017: Camphill Industrial Estate and esidential including Affordable Housing	Apex Court, Camphill Road	l, West Byf	leet, KT14	6EB	
	greater levels of noise?  • ensure people are not exposed to light pollution?	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	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:  avoid land take of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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 Woking	Would the development of the site / policy option:  avoid adverse impacts on important landscapes?  conserve and/or enhance the Borough's existing green infrastructure assets?  conserve and/or enhance heritage assets and their settings?  lead to the improved management, restoration and/or sensitive reuse of a	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	-	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.

	LAAWB017: Camphill Industrial Estate and	Apex Court, Camphill Road	, West Byf	leet, KT14	6EB	
2.21 hectare site for r	esidential including Affordable Housing			T	1	T
	heritage asset or culturally important building?  conserve and/or enhance cultural assets?  improve access to the natural and historic environment and cultural assets?	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				
44 Dadii - th-	Mould the development of the site / P	without prior assessment.		0		The residential development would be required 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	Would the development of the site / policy option:  improve the energy efficiency of the building stock?  help take advantage of passive solar gain through orientation?  help minimise the use of energy through design and occupation?  reduce the emission of greenhouse gases?  facilitate the generation/use of renewable energy?  support decentralised energy generation?  support the development of on or off-site 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?  increase the resilience of the habitat to	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

	_AAWB017: Camphill Industrial Estate and esidential including Affordable Housing	Apex Court, Camphill Road	, West Byf	leet, KT14	6EB	
	support the implementation of the Code for Sustainable Homes and BREEAM? NB. Flooding covered by SA3 and Sustainable travel covered by SA15					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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for	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 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,

SITE/0017/WBYF, SH	LAAWB017: Camphill Industrial Estate and	Apex Court, Camphill Road	, West Byf	leet, KT14	1 6EB	
2.21 nectare site for r	water supply and wastewater treatment?	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).  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.  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	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in proportion of new	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.

Z.Z I HECIAIE SILE IOI I	esidential including Affordable Housing	residential development				
		within 30 minutes public				
		transport time of key				
		services.				
	Economic	objectives: building a strong,	rocponcivo	and comp	otitivo ocor	nomy.
16 Maintain high and	Would the development of the site / policy	Targets: increase		and comp		Development would result in the loss of employment/jobs
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  improve access to and participation in education?	argets: 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 population (2012/13).				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
17. Provide a range of commercial	Would the development of the site / policy option:	Targets: increase in registered businesses;				Development would result in the loss of a significant amount of employment/jobs within a designated employment area.
development	lead to the loss of viable	decrease in amount of				This could have a negative impact on the vibrancy and
opportunities to meet	employment/jobs?	vacant retail, commercial				viability of the district centre and the wider economy of the
					]	
the needs of the	deliver sufficient employment land?	and industrial floorspace;			1	borough.
	<ul> <li>provide for the needs of business in</li> </ul>				1	
economy and, in particular, support	provide for the needs of business in	improve quality of office space. Source: Economic				

	LAAWB017: Camphill Industrial Estate and A	pex Court, Camphill Road,	West Byfleet,	KT14 6EB			
	esidential including Affordable Housing		1	T			
and enhance	urban and rural areas (such as range of	Development Strategy					
economies of town,	premises, land, infrastructure and	2012					
district, local and	services)?						
neighbourhood	increase the economic benefit derived	Trends: increase in no. of					
centres	from the historic environment?	VAT registered					
	• support start-up and local businesses?	ousinesses (from 1997 to					
	support the vibrancy of the town, district	2007 – no recent data);					
	and local centres?	low UK Competitiveness					
		Index ranking in Surrey					
		(but performing well					
		regionally/nationally);					
		decrease in B1, B2 and					
	E	38 floorspace (2013); high					
		vacancy rates for					
		commercial and industrial					
		floorspace (20.3% in					
		2013); retail vacancy rate					
	i	n Town Centre continues					
		to increase. Retail					
		vacancy rates in other					
		urban centres gradually					
	f	falling (except in Horsell).					
		Overall Conc	lusions				
Summary of Social	Positive contribution towards housing requirem	ent;					
Impacts & Issues	Positive impact on health and wellbeing;						
	Good/Average access to range of services and	I facilities.					
Summary of	Efficient use of brownfield land;						
Environmental	Development would support the radiation of co	ntaminated land;					
Impacts & Issues	Reasonably located to sustainable methods of	transport;					
	Site within Flood Zone 2;						
	Site is adjacent to Basingstoke Canal and Rive Ditch.						
Summary of	Development would result in the significant loss						
Economic Impacts &	Development would result in the significant loss of jobs/employment within an Employment Area.						
Issues							
Summary of optimising	n/mitigating measures:			<del></del>	<del></del>		

#### 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
- SProvide a mix of dwellings types and sizes to address the nature of local needs as evidenced in latest SHMA (Policy CS11)
- Improve accessibility to key services and facilities
- 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

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

- 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	esidential including Affordable Housing Decision-making criteria	Indicators and targets	Short-	Mediu	Long-	Comments
	Jeonetics manning contents	go.c	term 0-5yrs	m-term 5-20yrs	term 20+yrs	(justification of score + cumulative effects + mitigation measures)
	Social	objectives: supporting strong,	vibrant an	d healthy c	ommunities	S
1. Provision of sufficient housing which meets the needs of the community and which is at an affordable price	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 housing to meet local need?  • provide pitches for Gypsies and Travellers?  • support the delivery of extra care or enhanced sheltered accommodation?  • support the provision of affordable housing?  • support the provision of Lifetime Homes to meet identified needs?  • provide appropriate properties for a change demographic profile?	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 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).	+	+	+	Development would contribute to meeting overall housing requirement, including affordable housing. It is anticipated that the site would yield 36 dwellings (SHLAA, 2014).  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.  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)

Old Hootard dita for to	esidential including Affordable Housing	Housing Register high but				
		decreasing.				
2. Facilitate the improved health and wellbeing of the population and reduce inequalities in health	Would the development of the site / policy 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?	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.	+	+	+	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.  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	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 3a and 3b?  • resolve an existing drainage problem?	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.  Optimising/mitigating measures:

	LAAWB025: Electricity Sub Station, Birch Nesidential including Affordable Housing	Walk, West Byfleet, KT14 6E.	J			
						<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>
4. Reduce poverty, crime and social exclusion	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?	Targets: Decrease deprivation, crime, antisocial 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.	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.  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	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	0	0	0	The site is located within:  • 5-10 minutes access by foot to the adjacent District Centre (within suitable walking distance)

	AAWB025: Electricity Sub Station, Birch Nesidential including Affordable Housing     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.	J			0-1333m access by bicycle to nearest centre     0-10mins walking distance to West Byfleet railway station     6-10 minutes walk to a primary school     6-10 minutes walk to a secondary school     0-5 minutes walk to a GP     10-20mins drive to Town Centre     within 250m of public footpath     within 250m of bus services and bus stops  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.  The development would help to support existing services and facilities in the community.
	Environmental obje	ctives: protecting and enhance	cing our na	l tural, built a	and historic	c environment
6. Make the best use of previously developed land and existing buildings	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?	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.		I		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.  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	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	Targets: improve air quality. Source: Air Quality Progress Report 2014 Maintain low levels of light and noise pollution. Source: Core Strategy	0	0	0	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 by foot and cycle. This has the potential to reduce reliance on the private car, and therefore associated vehicle emissions

SITE/0025/WBYF, SHLAAWB025: Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ 0.9 hectare site for residential including Affordable Housing							
	AQMAs?  • avoid an increase in congestion which may cause pollution from traffic?  • ensure people are not exposed to greater levels of noise?  • ensure people are not exposed to light pollution?	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.				by promoting walking and cycling.  The site is located adjacent to the railway line and noise, light 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.  The possible impact of the railway line against the sustainable location of the site is reflected in the neutral score.	
8. Reduce land contamination and safeguard agricultural soil quality	Would the development of the site / policy option:  avoid development on Agricultural Land classed as Grade 1, 2 or 3a?  support the remediation of contaminated land?  reduce the risk of creating further contamination?	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.	+	+	+	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	Would the development of the site / policy option:  avoid land take of identified (including protected) habitats?  avoid fragmentation, and increase connectivity, of habitats?  avoid recreational impacts on habitats?  avoid adverse hydrological impacts on habitats?  avoid the impacts of vehicle emissions on habitats?  avoid the impact of light on habitats?  preserve and protect existing habitats?  provide opportunities for enhancement and/or creation of biodiversity?	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 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.  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 enhance and where appropriate make accessible for	Would the development of the site / policy option:  • avoid adverse impacts on important landscapes?	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.  The existing pylon on the site could potentially require	

	_AAWB025: Electricity Sub Station, Birch Vesidential including Affordable Housing	Valk, West Byfleet, KT14 6E.	J			
enjoyment the	conserve and/or enhance the Borough's	Policy CS20				relocation or the cabled moved underground.
natural, historic and cultural assets and landscapes of Woking	existing green infrastructure assets?     conserve and/or enhance heritage assets and their settings?     lead to the improved management,	Improved provision of open space. Source: Core Strategy Policy CS17				Optimising/mitigating measures: Removal of electricity pylon
	restoration and/or sensitive reuse of a heritage asset or culturally important building?  • conserve and/or enhance cultural assets?  • improve access to the natural and historic environment and cultural assets?	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				
11. Reduce the causes of climate	Would the development of the site / policy option:	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 or 5 of the
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> </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				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).
	support the development of on or off-site CHP and/or link to an existing CHP	adaptation purposes (including SUDS). Source: Core Strategy Policies				The neutral score reflects the potential increase in carbon emissions through private car use, and potential increase in

	LAAWB025: Electricity Sub Station, Birch Vesidential including Affordable Housing	Valk, West Byfleet, KT14 6E.	J			
	facility?  • support the co-ordination of green 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	CS9 & CS22.  Trends: decreasing local CO2 emissions (to 2010); increase in sustainably constructed dwellings.				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	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 use of materials and aggregates from nearby sources?  • support lifestyles compatible with the objectives of sustainability?  • provide land for allotments?	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	Would the development of the site / policy option:  • support a reduction in the generation of waste?  • minimise waste in the construction process?	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

SITE/0025/WBYF, SHLAAWB025: Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ 0.9 hectare site for residential including Affordable Housing								
		to landfill.				produced		
14. Maintain and improve water quality of the region's rivers and groundwater, and manage water resources sustainably	Would the development of the site / policy option:  • support the improvement of water quality?  • support the efficient use of water resources?  • operate within the existing capacities for water supply and wastewater treatment?  • prevent water resource pollution?  • facilitate water quality to be achieved through remediation?  • provide adequate wastewater and sewerage infrastructure?	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 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 wastewater and sewerage infrastructure		
15. Reduce the need to travel, encourage safe, sustainable transport options and make the best use of existing transport infrastructure	Would the development of the site / policy option:  • reduce the need to travel, particularly by car/van/lorry?  • reduce the need for car ownership?  • support improved provision for cycling?  • support improved provision for walking?  • affect public rights of way?  • support improved access to public transport?  • support the provision of a safe transport network?  • be accommodated within the existing public transport constraints?  • lead to development within a main town, district or local centre?  • improve proximity to key services such as schools, food shops, public transport, health centres etc.?	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 in cycle journeys to town centre, and 27% increase across the Borough since May 2010; increase in rail passengers; increase in	+	+	+	The site is adjacent to West Byfleet District Centre, where shops and facilities are located. Bus routes and bus stops on Station Approach 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.		

	AAWB025: Electricity Sub Station, Birch V	Valk, West Byfleet, KT14 6E	J		
		proportion of new residential development within 30 minutes public transport time of key services.  objectives: building a strong,	responsive and	competitive econ	
16. Maintain high and stable levels of employment and productivity, and encourage high quality, low impact development and education for all	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?  improve access to and participation in education?	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 population (2012/13).			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.  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	Would the development of the site / policy option:  • lead to the loss of viable employment/jobs?  • deliver sufficient employment land?	Targets: increase in registered businesses; decrease in amount of vacant retail, commercial and industrial floorspace; improve quality of office	-	-	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

SITE/0025/WBYF, SHLAAWB025: Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ				
0.9 hectare site for residential including Affordable Housing				
particular, support	<ul> <li>provide for the needs of business in</li> </ul>	space. Source: Economic		through the re-provision of the site elsewhere in the borough.
and enhance	urban and rural areas (such as range of	Development Strategy		
economies of town,	premises, land, infrastructure and	2012		
district, local and	services)?			
neighbourhood	<ul> <li>increase the economic benefit derived</li> </ul>	Trends: increase in no. of		
centres	from the historic environment?	VAT registered		
	<ul><li>support start-up and local businesses?</li></ul>	businesses (from 1997 to		
	<ul> <li>support the vibrancy of the town, district</li> </ul>	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).		
Overall Conclusions				
Summary of Social	Positive impact on health and wellbeing; Good access to range of services and facilities; High voltage electricity pylon could cause a health risk.			
Impacts & Issues				
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	Development would result in the loss of employment land;			
Economic Impacts & Issues	Development would result in the loss of infrastructure.			
Summary of optimising	/mitigating measures:			

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- 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 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
- Remediation of land
- Removal of electricity pylon
- Retain green field land

## SITE/0025/WBYF, SHLAAWB025: Electricity Sub Station, Birch Walk, West Byfleet, KT14 6EJ 0.9 hectare site for residential including Affordable Housing

- Further investigation into land contamination, in consultation with Environmental Health and Environment Agency
- 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
- 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 the development to have regard to incorporation of SuDS and other adaptation measures such as green infrastructure features
- The loss of an infrastructure site would need to be mitigated through the re-provision of the site elsewhere in the borough
- The loss of an employment site would need to be mitigated through the re-provision of the site elsewhere in the borough